

\$825,000 - 4662 Barnard Street, Simi Valley

MLS® #224005040

\$825,000

4 Bedroom, 3.00 Bathroom, 2,146 sqft

Residential on 0 Acres

N/A, Simi Valley,

Brimming with potential and versatility, this one of kind home offers endless opportunities to customize and create the space you've always envisioned. The main house features a welcoming foyer, living area, dining room, and kitchen with ample cabinet and counter space, ready for your finishing touches or vision for an open concept layout. Four bedrooms include three generously sized rooms and a flexible fourth bedroom ideal for an office, homeschool area, guest room, workout space, media or craft room. The bathrooms include a primary ensuite, a hallway bathroom with shower and room for dual sinks, and a plumbed (but unfinished) half bath that could potentially be converted into a 3/4 bathroom by utilizing the adjacent closet/pantry. An indoor laundry room and a secondary living area with exterior access add to the functionality of the home. Connected by a carport, a separate ADU provides a kitchen, step-down living room, bedroom with walk-in closet, 3/4 bathroom, and laundry--ideal for guests, extended stays, or additional income opportunities. The workshop adds even more value with three work areas, water, electrical, and drainage, making it perfect for hobbies, a home office, or potential expansion to the existing guest house. This gated property has an expansive yard that is zoned for horses and livestock and huge frontage to accommodate RV parking, multiple vehicles, fruit trees, a garden, or a pool. Restore the gazebo and BBQ area to create a serene outdoor retreat or



for a space to host large gatherings. Enjoy versatile storage options, including an open bay shed with an adjacent storage closet and a large, detached shed in the backyard. A rare find, this home is perfect for those with a vision to transform a space into something truly their own! With its value-add potential, separate living spaces, and flexible layout, the property caters to those who enjoy creative projects, need space for hobbies or remote work, appreciate the freedom of a rural lifestyle and those seeking a "two homes on one lot" opportunity. Whether you're a novice or experienced homebuyer, don't miss out on the opportunity to tour this home.

Built in 1952

Essential Information

MLS® #	224005040
Price	\$825,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,146
Acres	0.28
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Stan Rector
Listing Office	Pinnacle Estate Properties, Inc.

Community Information

Address	4662 Barnard Street
Area	SVE - East Simi
Subdivision	N/A
City	Simi Valley
County	Ventura

Zip Code 93063

Amenities

Parking Covered, Carport, Driveway
Garages Covered, Carport, Driveway

Exterior

Lot Description Horse Property
Windows Double Pane Windows
Roof Shingle

Interior

Interior Carpet, Laminate
Interior Features Separate/Formal Dining Room, All Bedrooms Down, Bedroom on Main Level, Workshop
Appliances Dishwasher, Refrigerator, Tankless Water Heater
Heating Central, Natural Gas
Cooling Central Air
of Stories 1
Stories One

Additional Information

Date Listed December 27th, 2024
Days on Market 13
Zoning RVL-FC-A
Short Sale N
RE / Bank Owned N

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