

# **\$1,775,000 - 87 Highland Road, Simi Valley**

MLS® #225000060

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## **\$1,775,000**

6 Bedroom, 5.00 Bathroom, 4,263 sqft

Residential on 0 Acres

N/A, Simi Valley,

Welcome to this stunning custom home in Highland Estates, offering an expansive 4,265 sq ft of living space (includes ADU sqft) with 6 bedrooms and 5 baths. Fantastic 860 sq ft detached ADU with custom built-ins, featuring 1 bedroom, 1 bath, a laundry room, and a 1-car garage with an EV hookup, providing an ideal retreat for family, friends, or rental income!! The main home offers 3,405 sqft of living space in a functional floorplan, featuring a downstairs bedroom and full bath, an office/library complete with floor-to-ceiling custom cherry wood built-ins. The family room is bathed in natural light, centered around a marble fireplace, making it perfect for gatherings. It seamlessly flows into the gourmet kitchen, which boasts ample cabinet space, Baltic Sea granite countertops, a center island, and a cozy breakfast area. For more formal occasions, the home offers a separate dining room, while the cozy living room with high ceilings and a fireplace adds a touch of warmth and sophistication. Ascend the marble spiral staircase to discover four spacious bedrooms upstairs. Among them, a bedroom suite with custom built-ins, with its own private bath. A luxurious master retreat, featuring its own wing complete with a fireplace and breathtaking mountain views. The master bath is a true sanctuary, offering a spa tub, a stand-up shower, dual vanities, and a walk-in closet. Additional highlights include: plantation shutters, recessed lighting, neutral interior, and an inside laundry room that leads to the



attached oversized 3-car garage with custom built-in white cabinets. The home is energy-efficient, with SOLAR panels that are owned and discreetly installed out of street view. The private rear yard is a lush oasis, perfect for relaxation or entertaining. It offers multiple seating areas, a built-in BBQ island with a fridge and sink, two motorized awnings for shade, and a charming fountain. The concrete patio is an ideal space for hosting guests. There's also room for a pool or spa to further enhance your outdoor living experience. This property is a perfect blend of luxury, comfort, and functionality, with the added benefit of a versatile ADU for extended family or additional income potential. Don't miss the opportunity to make this Highland Estates home your own!

Built in 1997

**Essential Information**

MLS® #	225000060
Price	\$1,775,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	4,263
Acres	0.33
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Lewicki & Associates
Listing Office	Century 21 Masters

**Community Information**

Address	87 Highland Road
Area	SVW - West Simi

Subdivision	N/A
City	Simi Valley
County	Ventura
Zip Code	93065

### **Amenities**

Parking Spaces	4
Parking	Door-Multi, Door-Single, Garage
# of Garages	4
Garages	Door-Multi, Door-Single, Garage
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	Back Yard, Lawn, Landscaped, Near Park, Paved, Sprinkler System, Walkstreet, Level, Yard
Windows	Drapes, Plantation Shutters
Foundation	Slab

### **Interior**

Interior	Carpet
Interior Features	Built-in Features, Breakfast Area, Cathedral Ceiling(s), Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Pantry, Recessed Lighting, Two Story Ceilings, Bedroom on Main Level, Dressing Area, Primary Suite, Walk-In Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooking, Disposal, Microwave, Range, Range Hood, Vented Exhaust Fan
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Living Room, Primary Bedroom
# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	January 6th, 2025
Days on Market	75
Zoning	MULTIPLE
Short Sale	N
RE / Bank Owned	N

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