

# \$899,999 - 1165 Balsamo Avenue, Simi Valley

MLS® #225000253

**\$899,999**

4 Bedroom, 2.00 Bathroom, 1,935 sqft

Residential on 0 Acres

N/A, Simi Valley,

This amazing 4 bedroom, 2 baths West Simi Valley single story home, offers an open floor plan, over 1,900 square feet, completely remodeled in 2022, including kitchen with shaker cabinets, quartz slab counter tops, stainless steel appliances, laminated wood flooring, one panel doors, step down living room, fireplace, dining area that flows into the kitchen. Primary suite features a walk-in closet, and tile shower stall. Very large bedrooms, both bathrooms have newer vanity cabinets, newer toilets, and plumbing fixtures, smooth walls and ceiling style texture throughout with lots of LED recessed lighting,, newer dual pane windows, slider and mahogany dark stained front door. Newer HVAC system and ducting. Large 9,322 lot, if you are looking for more space and extra income there is a potential for building an ADU separate from the main house in back yard, or you can extend the home from the front of the house. huge RV access that is 62 feet behind the gate with an additional 45 feet in front, drought tolerant landscape, all done in 2022!! Updated modern curb appeal, with 2 car garage and ample parking possibilities. Great location, this home is ready to move in!!



Built in 1964

## Essential Information

MLS® # 225000253

Price \$899,999

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,935
Acres	0.21
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Beatriz Lopez
Listing Office	Century 21 Masters

## Community Information

Address	1165 Balsamo Avenue
Area	SVW - West Simi
Subdivision	N/A
City	Simi Valley
County	Ventura
Zip Code	93065

## Amenities

Utilities	Cable Available
Parking Spaces	2
Parking	Direct Access, Door-Single, Garage, Garage Door Opener, Concrete, RV Access/Parking
# of Garages	2
Garages	Direct Access, Door-Single, Garage, Garage Door Opener, Concrete, RV Access/Parking
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Paved
Windows	Double Pane Windows

## Interior

Interior	Wood, Laminate
Interior Features	Separate/Formal Dining Room, Recessed Lighting, Primary Suite, Pantry
Appliances	Dishwasher, Disposal, Gas Water Heater
Heating	Central, Fireplace(s), Natural Gas

Cooling	Central Air, Zoned
Fireplace	Yes
Fireplaces	Gas Starter, Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	January 15th, 2025
Days on Market	57
Zoning	R1-8
Short Sale	N
RE / Bank Owned	N

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