

# **\$1,639,000 - 160 Wrangler Road, Simi Valley**

MLS® #225000352

**\$1,639,000**

4 Bedroom, 4.00 Bathroom, 2,468 sqft

Residential on 1 Acres

Bridle Path (New)-316 - 316, Simi Valley,

Incredible Bridle Path Horse Property in a Premium Location! Nestled on a quiet, tree-lined street, this remarkable farmhouse-style single-story home sits on one of the larger and most usable lots in the coveted Bridle Path community. Spanning an impressive 31,636 sq/ft, this sprawling estate offers unparalleled privacy, tranquility, and breathtaking views of the surrounding mountains. With plenty of room to roam, this property also boasts incredible equestrian facilities, making it an ideal retreat for horse enthusiasts. Enjoy easy access to miles of picturesque parkland with hiking and riding trails just minutes away. A Spacious,

Thoughtfully Designed Home: At 2,468 sq/ft, this home features 4 bedrooms, 3 full baths, and a powder room--making it one of the largest floor plans in Bridle Path. Inside, the home is light-filled and inviting, with high ceilings, shiplap walls, and beautiful designer finishes throughout. The open-concept layout includes barnwood-like floors, recessed lighting, built-in cabinetry, and floating shelves around the fireplace. The chef's kitchen boasts stainless steel appliances, a 5-burner Thermador gas cooktop, a separate wall oven, a newer dishwasher, granite countertops, a stone backsplash, and a spacious walk-in pantry. There's also an indoor laundry room and a large 3-car garage with plenty of storage. The expansive primary suite offers a peaceful retreat with a sliding glass door that leads directly to the patio and hot tub, allowing



you to take in the stunning outdoor views. Two separate closets, including a large walk-in with custom shelving, provide ample storage. The beautifully remodeled en-suite bath features a double vanity, deep soaking tub, a large frameless glass shower with high-end fixtures, and gorgeous tile work. There are 3 additional bedrooms, including a private ensuite bedroom with private bathroom located behind the kitchen, offering excellent privacy for guests or in-laws.

**Equestrian Facilities Beyond Compare:** This property's horse amenities are second to none. The upgraded breezeway barn includes 3 large stalls, a tack room, electricity, ample lighting and gas for hot water. Each box stall has a spacious run with a cover, and there's a large turnout with shelter that could also serve as a small arena. Additional storage includes a large hay shed and a 10x25 Tuff Shed in excellent condition--perfect for use as a gym, office, or storage for toys and equipment. With a driveway that extends all the way to the back of the property, hay deliveries and service access are a breeze.

**Resort-Style Outdoor Living:** The backyard is designed for relaxation and outdoor entertaining, featuring a gas fire pit, a massive covered patio with skylights, and a jacuzzi/spa with stunning mountain views.

Multiple areas to unwind and enjoy the vistas ensure this space will become your personal sanctuary.

**Additional Features:** **RV Parking:** Expansive RV parking that can accommodate even the largest RVs, boats, and more.

**Solar Power:** The financed solar system was upgraded in 2021 with an additional panel and battery backup.

**Water Filtration:** A whole-house filtration system with reverse osmosis alkaline water at the sink, added in 2023.

**Bridle Path Community Amenities:** The Bridle Path community offers an exclusive lifestyle with access to numerous riding arenas and a private 1,700-acre mountain park, complete with miles of hiking and riding trails.

**Properties**

like this in Bridle Path are rare--schedule your showing today and experience the beauty and serenity of Bridle Path living!

Built in 1981

## Essential Information

MLS® #	225000352
Price	\$1,639,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,468
Acres	0.72
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Sabine Halfhill
Listing Office	Beverly and Company Inc.

## Community Information

Address	160 Wrangler Road
Area	SVW - West Simi
Subdivision	Bridle Path (New)-316 - 316
City	Simi Valley
County	Ventura
Zip Code	93065

## Amenities

Amenities	Horse Trails, Picnic Area, Trail(s), Outdoor Cooking Area
Parking Spaces	3
Parking	Door-Multi, Driveway, Garage, RV Potential, RV Gated, RV Access/Parking
# of Garages	3
Garages	Door-Multi, Driveway, Garage, RV Potential, RV Gated, RV Access/Parking
View	Mountain(s)

## **Exterior**

Exterior	Stucco
Lot Description	Horse Property
Construction	Stucco

## **Interior**

Interior	Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite
Appliances	Dishwasher, Gas Cooking, Disposal, Microwave, Water Purifier
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Raised Hearth
# of Stories	1
Stories	One

## **School Information**

District	Simi Valley Unified
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## **Additional Information**

Date Listed	January 21st, 2025
Days on Market	43
Zoning	RL-0.24-H
Short Sale	N
RE / Bank Owned	N

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