

# \$799,999 - 2194 Latham Street, Simi Valley

MLS® #225000552

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## \$799,999

3 Bedroom, 2.00 Bathroom, 1,310 sqft  
Residential on 0 Acres

N/A, Simi Valley,

Step into the epitome of modern sophistication with this beautifully updated single-story home, featuring three cozy bedrooms and two stylish bathrooms. Situated on a large double lot, this property offers breathtaking mountain views and is ideally located near parks and hiking trails, perfect for outdoor enthusiasts. Inside, experience a seamlessly connected environment with top-of-the-line updates completed in recent years: new flooring throughout (2021), a high-efficiency A/C system (2020), a water heater (2021), and freshly installed windows and doors (2023). The smart home technology includes a garage and front door system that responds to both Alexa and Google Home commands, alongside security enhancements like a comprehensive camera system and entry options via key fob, biometric, or pin. The kitchen is equipped with modern appliances, including a 2023 LG ThinQ smart-enabled washer and dryer, setting the stage for ultimate convenience. Each room is wired for Ethernet Cat 7, catering to tech enthusiasts and ensuring ultra-fast internet connectivity. Outside, the vast space invites limitless possibilities for leisure and expansion. There's ample room for RV parking, and the double-sized lot provides plenty of space to add a pool and an Accessory Dwelling Unit (ADU), offering potential for personal enjoyment or additional income. This property is not just a house; it's a lifestyle choice for those seeking a blend of



luxury, technology, and natural beauty. Make this smart, sophisticated home yours and live the life you've always dreamed of, surrounded by stunning scenery and modern comforts.

Built in 1974

### Essential Information

MLS® #	225000552
Price	\$799,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,310
Acres	0.30
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Steve Henneberry
Listing Office	Keller Williams Westlake Village

### Community Information

Address	2194 Latham Street
Area	SVC - Central Simi
Subdivision	N/A
City	Simi Valley
County	Ventura
Zip Code	93065

### Amenities

Parking Spaces	2
Parking	Garage, Concrete, Door-Single, Guest, RV Access/Parking, RV Potential
# of Garages	2
Garages	Garage, Concrete, Door-Single, Guest, RV Access/Parking, RV Potential
View	Mountain(s)
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### Exterior

Exterior	Stucco
Lot Description	Back Yard, Paved
Roof	Asphalt
Construction	Stucco

### **Interior**

Interior	Laminate
Interior Features	Smart Home, Wired for Sound
Appliances	Dishwasher, Disposal, Microwave, Gas Cooking
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas Starter, Raised Hearth
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	February 3rd, 2025
Days on Market	25
Zoning	RM-3.7-8
Short Sale	N
RE / Bank Owned	N

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