

# **\$800,000 - 2296 Goddard Avenue, Simi Valley**

MLS® #225000723

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## **\$800,000**

4 Bedroom, 2.00 Bathroom, 1,592 sqft  
Residential on 0 Acres

N/A, Simi Valley,

Corner lot convenience in central Simi Valley! This single-story home offers 1,592 sq. ft. of living space on a 4,791 sq. ft. lot, combining function and comfort in a prime location near Tapo Canyon Road. Enjoy easy access to shopping, dining, parks, hiking trails, schools, the library, movie theaters, Indian Hills Golf Course and just a short distance to the 118 Fwy. for the commuter. Step inside to a tile entry, a living room with vaulted ceilings, a brick fireplace, and dual-paned windows throughout bringing in natural light. The kitchen features tile flooring and opens to the carpeted family room, creating a welcoming space with room for a dining area and ceiling fan. Highlights include an LG 5-burner range and oven, LG microwave, dishwasher, tile counters, and a window over the sink facing the side yard. The family room offers windows and a large sliding door leading to the backyard. The hall bath features a comfort-height vanity, mirror, storage shelf, and a shower/tub combo. Three carpeted secondary bedrooms provide ample space, each with closets, window treatments, and smooth ceilings. The primary bedroom includes a walk-in closet, an en suite bathroom with tile flooring, a shower stall, a comfort-height vanity with a large mirror and storage shelf, and a large window for natural light. The fenced backyard offers a covered patio and a grassy yard, plus an additional covered side patio, ideal for a dog run or extra seating, complete with a built-in wood bench.



The 2-car garage includes direct access, a workbench, storage cabinets, and laundry hookups. A practical and well-located home with numerous amenities close by!

Built in 1972

**Essential Information**

MLS® #	225000723
Price	\$800,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,592
Acres	0.11
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Alex Gandel
Listing Office	Pinnacle Estate Properties, Inc.

**Community Information**

Address	2296 Goddard Avenue
Area	SVC - Central Simi
Subdivision	N/A
City	Simi Valley
County	Ventura
Zip Code	93063

**Amenities**

Parking Spaces	2
Parking	Concrete, Door-Multi, Direct Access, Garage, Side By Side, Storage
# of Garages	2
Garages	Concrete, Door-Multi, Direct Access, Garage, Side By Side, Storage
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

**Exterior**

Exterior	Stucco
Lot Description	Back Yard
Windows	Double Pane Windows, Drapes
Construction	Stucco

## Interior

Interior	Carpet
Interior Features	Separate/Formal Dining Room, Storage, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s), Cathedral Ceiling(s)
Appliances	Dishwasher, Gas Cooking, Microwave
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

## School Information

District	Simi Valley Unified
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## Additional Information

Date Listed	February 13th, 2025
Days on Market	21
Zoning	RM-5.5
Short Sale	N
RE / Bank Owned	N

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