

# \$699,000 - 1748 Cochran Street, Simi Valley

MLS® #225000737

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## \$699,000

4 Bedroom, 2.00 Bathroom, 1,226 sqft  
Residential on 0 Acres

N/A, Simi Valley,

\*Welcome to 1748 Cochran St, Simi Valley - A Diamond in the Rough!\*\* Priced below market value, this 4-bedroom, 1.5-bathroom home is a fantastic opportunity for first-time buyers or investors looking to build equity. With 1,226 sq. ft. of living space and a spacious 7,840 sq. ft. lot, this property offers endless potential to create your dream home or a lucrative investment. **\*\*Key Features:\*\*** - **\*\*4**

**Bedrooms, 1.5 Bathrooms:\*\*** Plenty of space for a growing family or rental income. -

**\*\*Large 7,840 Sq. Ft. Lot:\*\*** Ample outdoor space for gardening, entertaining, or future expansion. - **\*\*Prime Location:\*\*** Situated in the Heart Of desirable Simi Valley

neighborhood, close to schools, parks, shopping, and major freeways. - **\*\*Renovation Opportunity:\*\*** The home is a blank canvas, perfect for adding your personal touch. The kitchen and flooring are ready for upgrades, allowing you to customize and increase the property's value. **\*\*Why This Property?\*\*** -

**\*\*Below Market Value:\*\*** A rare chance to own a home in Simi Valley at an unbeatable price.

- **\*\*Ideal for First-Time Buyers:\*\*** Affordable entry into homeownership with the ability to build sweat equity. - **\*\*Investor's Dream:\*\*** Strong potential for ROI with renovations or as a rental property. Don't miss out on this incredible opportunity to own a home in one of Simi Valley's most sought-after areas.

Whether you're a first-time buyer ready to put in some TLC or an investor looking for your next project, 1748 Cochran St is the perfect



place to start. \*\*Schedule your showing today  
before it's gon

Built in 1961

**Essential Information**

MLS® #	225000737
Price	\$699,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,226
Acres	0.18
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Samir Rafeh
Listing Office	eXp Realty of California Inc

**Community Information**

Address	1748 Cochran Street
Area	SVC - Central Simi
Subdivision	N/A
City	Simi Valley
County	Ventura
Zip Code	93065

**Amenities**

Parking Spaces	2
# of Garages	2
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

**Exterior**

Lot Description	Back Yard, Near Public Transit, Walkstreet
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**Interior**

Interior Features	Attic, Separate/Formal Dining Room
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# 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	18
Zoning	RM-3.7
Short Sale	N
RE / Bank Owned	N

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