

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

MLS® #225000737

\$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



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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
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Days on Market	18
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Zoning	RM-3.7
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Short Sale	N
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RE / Bank Owned	N
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