

# **\$799,900 - 308 Hedge Row Lane # F, Simi Valley**

MLS® #225000787

**\$799,900**

3 Bedroom, 3.00 Bathroom, 1,763 sqft

Residential on 0 Acres

Cantrice Court-386 - 386, Simi Valley,

Stunning Condo in Wood Ranch - A Must-See Gem! Welcome to luxury living in this exquisite Wood Ranch condo, where high vaulted ceilings, gleaming wood floors, and a bright, airy ambiance greet you as you enter home. Fresh paint throughout adds a contemporary touch to the inviting layout, featuring a formal living room and dining room perfect for entertaining, alongside a cozy family room designed for everyday relaxation. At the heart of the home lies remodeled kitchen, a chef's dream with modern upgrades such as a stainless steel gas stove, GE Profile oven, and GE Profile microwave. The recessed lighting casts a warm glow, making cooking and entertaining a delightful experience. Ascend to the second floor to discover three spacious bedrooms and picturesque windows. Enjoy the convenience of an upstairs laundry, making daily chores a breeze. A standout feature of this condo is the garage, which boasts custom flooring and shelves tailored for optimal organization -- truly a dream for any homeowner. What's more, the sellers are willing to leave the washer and dryer, TVs and some furniture if desired, offering a fantastic move-in-ready opportunity for buyers! Situated close to a community park and pool, this condo not only provides ample parking but also places you in the prime location to enjoy all the offerings of Wood Ranch. An extended patio off the dining room, which is generously sized, invites you to step into an adjoining grassy area -- perfect for outdoor



gatherings. Bring your checklist because this incredible property checks all the boxes!

Built in 1995

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | 225000787                        |
| Price          | \$799,900                        |
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,763                            |
| Acres          | 0.04                             |
| Year Built     | 1995                             |
| Type           | Residential                      |
| Sub-Type       | Single Family Residence          |
| Style          | Traditional                      |
| Status         | Closed                           |
| Listing Agent  | Deborah Gates                    |
| Listing Office | Pinnacle Estate Properties, Inc. |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 308 Hedge Row Lane # F   |
| Area        | SWR - Simi Wood Ranch    |
| Subdivision | Cantrice Court-386 - 386 |
| City        | Simi Valley              |
| County      | Ventura                  |
| Zip Code    | 93065                    |

## Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Clubhouse, Security               |
| Parking Spaces | 2                                 |
| Parking        | Direct Access, Driveway, Garage   |
| # of Garages   | 2                                 |
| Garages        | Direct Access, Driveway, Garage   |
| Has Pool       | Yes                               |
| Pool           | Association, Community, In Ground |

Security Carbon Monoxide Detector(s), Gated Community, Key Card Entry

## Exterior

Lot Description Sprinkler System, Greenbelt  
Windows Double Pane Windows

## Interior

Interior Carpet, Wood  
Interior Features Cathedral Ceiling(s), Separate/Formal Dining Room, Pantry, Primary Suite, Walk-In Closet(s)  
Appliances Dishwasher, Gas Cooking, Disposal, Microwave, Gas Water Heater  
Heating Central, Natural Gas  
Cooling Central Air  
Fireplace Yes  
Fireplaces Gas, Great Room  
# of Stories 2  
Stories Two

## Additional Information

Date Listed February 18th, 2025  
Days on Market 13  
Zoning RPD1.2  
Short Sale N  
RE / Bank Owned N

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