

\$1,499,999 - 1239 Mellow Lane, Simi Valley

MLS® #225000846

\$1,499,999

5 Bedroom, 4.00 Bathroom, 2,664 sqft

Residential on 2 Acres

Bridle Path (New)-316 - 316, Simi Valley,

Welcome to this exquisite single-story estate on ALMOST 2 ACRES located in the highly sought-after Bridle Path community! This stunning and private estate sits atop a hill, offering breathtaking mountain views and a sense of exclusivity. Spanning nearly 2 acres of rolling hills, this well-appointed 5 bedroom, 4 bathroom home w/ sunroom was designed w/ charm & style to elevate every day living! Upon entering the foyer, you'll be greeted by a formal dining room, which then leads to an entertainer's bar and entertainment space. This seamless transition takes you into the spacious living room, creating a perfect flow for hosting and entertaining. The well-designed floorplan creates an easy flow from room to room while still maintaining privacy. The gourmet kitchen provides the perfect blend of beauty & function. Gleaming granite countertops catch your eye while the large walk-in pantry & breakfast nook offer luxury & convenience! For cozy winter nights, the family room with a fireplace provides the perfect space to unwind. The primary bedroom in this home takes center stage, boasting a massive walk-in closet and spa-like bathroom retreat. The secondary bedrooms are generously sized, with one located in a private wing of the home, offering seclusion and its own bath. This makes it ideal for accommodating guests or serving as a mother-in-law suite. Additional features of this wonderful home include a sunroom, which can be utilized as an additional game room or



vibrant indoor garden space. The outdoor space is equally impressive, with nearly 2 acres of land to enjoy. A beautiful deck, pergola, and outdoor BBQ with bar, complete with stunning fireplace that takes center stage.

As you relax, you will be serenaded by the soothing sound of water from your koi fish pond, all while taking in the stunning views of the treetops and mountains. Additionally, there is another part of this beautiful property featuring a flat, open space with 360 degree views which offers endless possibilities.

Currently it features a barn but could be transformed into a second home, multiple ADU's, or utilized for horses and farm animals. This property is situated in the Bridle Path Equestrian community, renowned for its exceptional amenities. Residents benefit from access to multiple riding arenas and a private multi-hundred acre mountain park, which features extensive and picturesque hiking and riding trails. There are no nearby communities that offer the same level of facilities and opportunities for horse enthusiasts. This stunning single-story estate offers privacy, ample space for entertaining, and breathtaking views of rolling hills. It truly is a paradise you can call home.

Built in 1978

Essential Information

MLS® #	225000846
Price	\$1,499,999
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,664
Acres	1.78
Year Built	1978
Type	Residential

Sub-Type	Single Family Residence
Style	Ranch, Traditional
Status	Closed
Listing Agent	Trisha Perez
Listing Office	Sotheby's International Realty

Community Information

Address	1239 Mellow Lane
Area	SVW - West Simi
Subdivision	Bridle Path (New)-316 - 316
City	Simi Valley
County	Ventura
Zip Code	93065

Amenities

Amenities	Horse Trails, Trail(s)
Parking Spaces	2
Parking	Concrete, Direct Access, Driveway, Garage, Garage Door Opener, Guest, RV Access/Parking, Side By Side
# of Garages	2
Garages	Concrete, Direct Access, Driveway, Garage, Garage Door Opener, Guest, RV Access/Parking, Side By Side
View	Canyon, Hills, Mountain(s), Trees/Woods
Security	Smoke Detector(s)

Exterior

Exterior	Frame, Stucco
Exterior Features	Koi Pond
Lot Description	Back Yard, Horse Property, Irregular Lot, Lawn, Near Park, Ranch, Secluded, Sprinkler System, Yard
Windows	Blinds, Double Pane Windows, Garden Window(s)
Roof	Tile
Construction	Frame, Stucco
Foundation	Raised

Interior

Interior	Carpet
Interior Features	All Bedrooms Down, Bar, Bedroom on Main Level, Breakfast Area, Breakfast Bar, Crown Molding, Main Level Primary, Multiple Primary Suites, Open Floorplan, Pantry, Primary Suite, Recessed Lighting, Separate/Formal Dining

	Room, Walk-In Closet(s), Walk-In Pantry, Wet Bar
Appliances	Dishwasher, Disposal, Gas Cooking, Microwave, Range, Refrigerator, Vented Exhaust Fan
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Outside
# of Stories	1
Stories	One

School Information

District	Simi Valley Unified
----------	---------------------

Additional Information

Date Listed	February 20th, 2025
Days on Market	41
Zoning	RL-0.24-H
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 26th, 2026 at 5:20am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.