

\$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

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|-------------|-----------------------------|
| 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

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| District | Simi Valley Unified |
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Additional Information

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

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