

# \$1,399,900 - 540 Aqueduct Court, Simi Valley

MLS® #225000851

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## \$1,399,900

4 Bedroom, 3.00 Bathroom, 2,310 sqft  
Residential on 0 Acres

Coventry Ridge-348 - 348, Simi Valley,

Nestled in the exclusive Coventry Ridge community of West Simi Valley, this beautiful cul-de-sac home offers the perfect blend of country-style living with modern conveniences. Sitting on nearly half an acre with RV access and zoned for horses, this 2,310 sq. ft. home features 4 bedrooms and 2.5 bathrooms, offering plenty of space inside and out. Just a short distance from Coyote Hills Park, hiking trails, and the community equestrian arena, this serene retreat provides the ideal backdrop for an active yet peaceful lifestyle. A charming brick-lined entryway leads to double front doors with glass side panels, welcoming you into a bright and inviting interior. The living room showcases vaulted ceilings, abundant natural light, wood flooring, and a stacked stone fireplace, flowing seamlessly into the dining area with a window overlooking a tranquil fountain. The well-appointed kitchen is designed for both style and functionality, featuring quartz countertops, a tile backsplash, recessed lighting, dark wood cabinetry with soft-close doors and pull-outs, and a spacious walk-in pantry. A large garden window above the sink offers a picturesque view of the backyard. Appliances include a black Jenn-Air 4-burner cooktop, oven, and refrigerator, along with a newly installed dishwasher. The microwave is designed with a stainless-steel facade. The kitchen opens to a cozy dining nook with side windows and French doors leading to the backyard. The inviting family room features recessed lighting, a brick



fireplace, a quartz wet bar with glass cabinets, and an additional quartz-topped storage area--perfect for entertaining. A dedicated laundry room is conveniently located downstairs, offering a washer, dryer, and ample storage cabinetry. Nearby, the powder room features a quartz vanity, decorative sink, a large, framed mirror, and dark wood cabinetry for a stylish touch. Additional hallway storage cabinets provide even more organizational options. Upstairs, all four bedrooms are well-appointed with ceiling fans and ample closet space, including one with a charming window seat. The hall bathroom, which serves the three secondary bedrooms, features a tile vanity with double sinks, a large mirror, and a tub/shower combo with classic white tile. The primary suite is a relaxing retreat with a vaulted ceiling, walk-in closet, and an en-suite bath featuring wood-like flooring, a soaking tub, a dual-sink vanity with storage, overhead lighting, and a separate shower/toilet room with a pocket door. Outside, the expansive backyard is a private oasis with a covered patio, mature shade trees, brick planters filled with colorful flowers, a peaceful gazebo, and artificial turf for easy maintenance. A basketball hoop and a large RV/boat parking area with a gated entrance add versatility. The three-car garage provides direct access to the home, with extra storage space and backyard access. With its prime location, picturesque setting, and thoughtful upgrades, this exceptional home offers a rare opportunity to experience a tranquil lifestyle while being just minutes from city amenities.

Built in 1990

## **Essential Information**

MLS® #	225000851
Price	\$1,399,900
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,310
Acres	0.47
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Alex Gandel
Listing Office	Pinnacle Estate Properties, Inc.

### Community Information

Address	540 Aqueduct Court
Area	SVW - West Simi
Subdivision	Coventry Ridge-348 - 348
City	Simi Valley
County	Ventura
Zip Code	93065

### Amenities

Amenities	Horse Trails
Parking Spaces	3
Parking	Garage, Concrete, Direct Access, Door-Multi, Door-Single, Oversized, RV Access/Parking, RV Gated, RV Potential, Side By Side
# of Garages	3
Garages	Garage, Concrete, Direct Access, Door-Multi, Door-Single, Oversized, RV Access/Parking, RV Gated, RV Potential, Side By Side
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### Exterior

Exterior	Stucco
Lot Description	Back Yard, Cul-De-Sac, Drip Irrigation/Bubblers, Horse Property, Landscaped, Paved
Windows	Bay Window(s), Plantation Shutters
Construction	Stucco

### Interior

Interior	Wood, Carpet
Interior Features	Walk-In Pantry, Walk-In Closet(s), All Bedrooms Up, Breakfast Area, Cathedral Ceiling(s), High Ceilings, Open Floorplan, Primary Suite, Recessed Lighting, Storage
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Gas Cooking
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Gas
# of Stories	2
Stories	Two

### **School Information**

District	Simi Valley Unified
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### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	76
Zoning	RL-1.7H
Short Sale	N
RE / Bank Owned	N

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