

# \$859,000 - 2598 Callahan Avenue, Simi Valley

MLS® #225001131

**\$859,000**

4 Bedroom, 3.00 Bathroom, 1,800 sqft

Residential on 0 Acres

N/A, Simi Valley,

Charming Updated 2-Story Home in Simi ValleyWelcome to this beautifully updated 2-story home, perfectly situated at the end of a cul-de-sac in a highly sought-after Simi Valley neighborhood. With a versatile downstairs bedroom that can easily double as a home office, this home is designed to meet your needs. The expansive living room features impressive high ceilings, creating a bright and airy space for relaxation or entertaining. The large primary suite is a serene retreat, offering soaring ceilings and an abundance of natural light. The attached primary bathroom is equally impressive, with double vanities, elegant granite countertops, and a luxurious Jacuzzi bathtub for relaxation. The well-appointed kitchen is a chef's dream, featuring stainless steel appliances, a spacious eat-up bar, and plenty of room for meal prep and entertaining. Located just minutes from shopping, restaurants, and parks, this home offers the perfect blend of comfort and convenience. Enjoy the peace and privacy of living at the end of a cul-de-sac while being close to everything you need.



Built in 1989

## Essential Information

MLS® # 225001131

Price \$859,000

Bedrooms 4

Bathrooms	3.00
Full Baths	3
Square Footage	1,800
Acres	0.17
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jason Vollmer
Listing Office	Beverly and Company Inc.

## Community Information

Address	2598 Callahan Avenue
Area	SVW - West Simi
Subdivision	N/A
City	Simi Valley
County	Ventura
Zip Code	93065

## Amenities

Parking Spaces	4
Parking	Direct Access, Door-Single, Garage, Garage Door Opener, One Space, On Street, Guest
# of Garages	2
Garages	Direct Access, Door-Single, Garage, Garage Door Opener, One Space, On Street, Guest
Security	Smoke Detector(s), Security Lights

## Exterior

Exterior	Stucco, Other
Lot Description	Back Yard, Cul-De-Sac
Windows	Blinds, Drapes
Roof	Clay
Construction	Stucco, Other
Foundation	Slab

## Interior

Interior	Wood
Interior Features	Breakfast Bar, Breakfast Area, Separate/Formal Dining Room, Bedroom on

	Main Level, Cathedral Ceiling(s)
Appliances	Dishwasher, Gas Cooking, Disposal, Microwave, Refrigerator
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

## **Additional Information**

Date Listed	March 7th, 2025
Days on Market	45
Zoning	RMOD-6.0
Short Sale	N
RE / Bank Owned	N

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