

# **\$989,000 - 4334 Roxbury Street, Simi Valley**

MLS® #225001164

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## **\$989,000**

4 Bedroom, 2.00 Bathroom, 2,211 sqft  
Residential on 0 Acres

Forest Hills-115 - 115, Simi Valley,

Nestled in the hills, high above eastern Simi Valley, awaits this 4 + 2, single story home. With over 2,000 sqft. of sprawling open space inside and complete privacy outside, you'll know you have found home! Plenty of parking space for additional cars are available on the oversized driveway and entry area. There's enough room for RV parking in front. Double doors invite you inside the home as you enter into the formal living room with dining room behind. Continue past the entry into the family room and adjoining kitchen with center island. There are plenty of oak cabinets for storage and counter space for cooking amazing and memorable meals. All four bedrooms are situated on the other side of the home including the primary bedroom with private bathroom, double vanity and shower. There are 2 fireplaces- one in the family room and the other in the primary bedroom. The 2-car, oversized garage allows for plenty of additional storage, or maybe the creation of a shop or man-cave. There is direct access into the home through the laundry room. Outside, you'll find partial views of the valley & mountains beyond. Such a quiet neighborhood, yet just minutes to exceptional schools, fine restaurants, shopping, the Simi Valley Government Center, and the 118 freeway and more. Roxbury does needs some updating, so bring some paint and tools. This beautiful open canvas awaits its next artist to make it their own!



Built in 1979

## Essential Information

MLS® #	225001164
Price	\$989,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,211
Acres	0.20
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Rick Gaviati
Listing Office	Coldwell Banker Realty

## Community Information

Address	4334 Roxbury Street
Area	SVC - Central Simi
Subdivision	Forest Hills-115 - 115
City	Simi Valley
County	Ventura
Zip Code	93063

## Amenities

Utilities	Cable Available
Parking Spaces	7
Parking	Concrete, Direct Access, Door-Single, Driveway, Garage, Garage Door Opener, RV Potential, On Street, Side By Side
# of Garages	2
Garages	Concrete, Direct Access, Door-Single, Driveway, Garage, Garage Door Opener, RV Potential, On Street, Side By Side
View	Hills, Mountain(s)
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
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Exterior Features	Rain Gutters
Lot Description	Back Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Paved, Rectangular Lot, Sprinklers On Side, Sprinkler System, Yard, Corners Marked
Windows	Custom Covering(s), Drapes, Garden Window(s)
Roof	Concrete, Shake
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet
Interior Features	Wet Bar, Cathedral Ceiling(s), Separate/Formal Dining Room, Open Floorplan, Pantry, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooking, Disposal, Range Hood, Vented Exhaust Fan
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Primary Bedroom, Raised Hearth
# of Stories	1
Stories	One

## School Information

District	Simi Valley Unified
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## Additional Information

Date Listed	March 9th, 2025
Days on Market	47
Zoning	RM-3.2
Short Sale	N
RE / Bank Owned	N

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