

\$795,000 - 835 Appleton Road, Simi Valley

MLS® #225001289

\$795,000

3 Bedroom, 2.00 Bathroom, 1,244 sqft
Residential on 0 Acres

N/A, Simi Valley,

Located on a peaceful, tree-lined street, this charming single-story pool home offers an ideal blend of comfort, style, and modern smart-home upgrades. The inviting curb appeal makes you feel welcome from the very moment you arrive. Dual-pane windows and sliding doors flood the interior with natural light, beautifully complementing the gorgeous wide-plank oak wood flooring. Elegant 5-inch baseboards and crown molding add a touch of sophistication, enhancing the home's timeless character. The well-appointed kitchen is a delight, featuring newer appliances that make meal prep effortless. The home's thoughtful floorplan balances open-concept living with traditional design, offering ideal separation between entertaining spaces and the three private bedrooms. Step out to the spacious and private backyard, which backs onto the serene arroyo, creating a tranquil and secluded outdoor oasis. The sparkling pool invites you to swim, relax, or entertain, all while enjoying the open and airy ambiance. Enjoy fresh fruit from two orange trees. This home is filled with valuable upgrades, including a newer HVAC system with upgraded ductwork and smart thermostat, a fully updated electrical system, centralized WiFi repeater, CAT6 Ethernet cables, a 2-car garage with storage cabinets, workbench, ventilation fans and a newer garage door system with smart controls. As the sun sets, solar lights illuminate the driveway and lush landscaping, adding an enchanting glow to this picturesque setting.



Don't miss this opportunity to own a beautifully maintained home that perfectly combines charm alongside modern conveniences.

Built in 1964

Essential Information

MLS® #	225001289
Price	\$795,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,244
Acres	0.17
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Dennis Wheeler
Listing Office	Coldwell Banker Realty

Community Information

Address	835 Appleton Road
Area	SVC - Central Simi
Subdivision	N/A
City	Simi Valley
County	Ventura
Zip Code	93065

Amenities

Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
Has Pool	Yes
Pool	Filtered, Heated, In Ground, Private

Exterior

Windows	Double Pane Windows
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Interior

Interior	Wood
Appliances	Dishwasher, Gas Cooking, Disposal, Microwave, Range, Refrigerator
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

Additional Information

Date Listed	March 16th, 2025
Days on Market	17
Zoning	RM-4.15
Short Sale	N
RE / Bank Owned	N

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