

\$749,000 - 1177 Arcane Street, Simi Valley

MLS® #225002177

\$749,000

3 Bedroom, 2.00 Bathroom, 1,415 sqft
Residential on 0 Acres

N/A, Simi Valley,

Welcome home to 1177 Arcane St., nestled in a desirable Simi Valley neighborhood between Lincoln Park and Royal High School where you can look out your front door and see the beautiful hill sides. This 3-bedroom, 2-bath home located off the back of the garage without sacrificing the two-car parking space. The spacious 9,583 sq ft lot offers wide side yard space, mature mulberry trees, and a backyard storage shed--perfect for gardening or outdoor hobbies. Recent upgrades include a new dishwasher, new stovetop and hood, new LVP flooring, and scraped ceilings. Stay cozy with a wood-burning fireplace and cool with a roof-mounted swamp cooler that efficiently vents through two large interior ducts. The primary bedroom features a convenient vanity sink, adding extra functionality. Enjoy proximity to the duck pond at Rancho Simi Community Park, easy access to schools, and just minutes to shopping, dining, and recreation.



Built in 1962

Essential Information

MLS® #	225002177
Price	\$749,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,415

Acres	0.22
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jessica Schultz
Listing Office	eXp Realty of California Inc

Community Information

Address	1177 Arcane Street
Area	SVW - West Simi
Subdivision	N/A
City	Simi Valley
County	Ventura
Zip Code	93065

Amenities

Parking Spaces	2
# of Garages	2

Interior

Fireplace	Yes
Fireplaces	Living Room, Raised Hearth, Wood Burning
# of Stories	1
Stories	One

Additional Information

Date Listed	May 2nd, 2025
Days on Market	112
Zoning	R1-8
Short Sale	N
RE / Bank Owned	N

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