

# **\$785,000 - 1462 Lowery Street, Simi Valley**

MLS® #225002271

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## **\$785,000**

3 Bedroom, 2.00 Bathroom, 1,160 sqft  
Residential on 0 Acres

Stonegate (W. Lowery)-315 - 1002812, Simi Valley,

Tucked in a desirable neighborhood near Lincoln Park is this charming single story that highlights energy efficiency! Enjoy 'owned solar' with Tesla battery back-up, (roof is approximately 8 years old), dual pane windows, newer HVAC and newer 250-amp electrical panel with circuits to add on. The front and backyard have been newly landscaped with low maintenance in mind, featuring faux grass, decomposed Granite and natural stone accents that create a clean/modern outdoor aesthetic. The back patio is covered with polished concrete patio supports and convenient roll-down awnings for additional comfort and shade. The generous lot size offers room to explore the possibility of an ADU addition! The spacious front driveway offers ample parking, plus separate gated RV parking with rear access. Inside the home the layout is both practical and inviting, with the kitchen opening seamlessly to a spacious family room and large dining area! The kitchen offers stainless steel appliances, tile counters and a new dishwasher and garbage disposal. The garage is finished, which is where the washer and dryer are located. There is a door leading into the backyard from the garage. Experience comfort, convenience and quality all in one place!



Built in 1963

## **Essential Information**

MLS® #	225002271
Price	\$785,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,160
Acres	0.16
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Gabrielle Guthrie
Listing Office	Pinnacle Estate Properties, Inc.

### **Community Information**

Address	1462 Lowery Street
Area	SVW - West Simi
Subdivision	Stonegate (W. Lowery)-315 - 1002812
City	Simi Valley
County	Ventura
Zip Code	93065

### **Amenities**

Utilities	Cable Available
Parking Spaces	2
Parking	Concrete, Direct Access, Door-Single, Garage, Guest, Garage Faces Side
# of Garages	2
Garages	Concrete, Direct Access, Door-Single, Garage, Guest, Garage Faces Side
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### **Exterior**

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Landscaped, Near Park, Yard, Paved, Sprinklers Timer, Sprinkler System, Walkstreet
Windows	Blinds, Double Pane Windows, Solar Screens
Construction	Stucco
Foundation	Slab

## Interior

Interior	Laminate
Interior Features	Breakfast Bar, Cathedral Ceiling(s), Separate/Formal Dining Room, Recessed Lighting
Appliances	Dishwasher, Disposal, Microwave, Gas Cooking
Heating	Central, Natural Gas
Cooling	Central Air
# of Stories	1
Stories	One

## School Information

District	Simi Valley Unified
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## Additional Information

Date Listed	May 8th, 2025
Days on Market	20
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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