

\$315,000 - 453 Country Club Drive # 101, Simi Valley

MLS® #225003055

\$315,000

1 Bedroom, 1.00 Bathroom, 741 sqft

Residential on 0 Acres

WR Senior Condos-500 - 1005062, Simi Valley,

Welcome to 453 Country Club Dr. Unit #101, located in the highly desirable Wood Ranch Senior Condominiums, a 55+ Senior Community in the hills of Simi Valley. This beautifully maintained end-unit is on the first floor, with 741 square feet of living space plus a lovely covered patio, a perfect place to sip your morning coffee or watch the afternoon's setting sun. Inside you'll find one bedroom and one bathroom, complete with a modern walk-in shower that has grab bars and a large bench that allows for sitting while showering. The Kitchen overlooks the expansive Living Room and has granite countertops, stainless steel appliances, and plenty of cabinet storage. Additional storage can also be found in two additional hallway closets. Further down the hallway, the laundry closet has a stackable washer and dryer, making laundry a breeze. The direct access one car garage has large cabinets plus a built in table, perfect for projects. The gated community has a large pool, spa, and adjacent BBQ area. After taking a dip in the pool, hit the gym for a quick workout or relax in the clubhouse. This complex has so much to offer and is close to various shops, restaurants, parks, and numerous walking and hiking trails throughout the Wood Ranch area. This specific unit has City of Simi Valley income restrictions and must be owner occupied. Don't miss this opportunity to make this home your own!



Built in 2006

Essential Information

MLS® #	225003055
Price	\$315,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	741
Acres	0.02
Year Built	2006
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Ashley Ing
Listing Office	Keller Williams Westlake Village

Community Information

Address	453 Country Club Drive # 101
Area	SWR - Simi Wood Ranch
Subdivision	WR Senior Condos-500 - 1005062
City	Simi Valley
County	Ventura
Zip Code	93065

Amenities

Amenities	Clubhouse, Fitness Center, Game Room, Barbecue, Pet Restrictions, Recreation Room
Parking Spaces	1
Parking	Direct Access, Door-Single, Garage, Storage
# of Garages	1
Garages	Direct Access, Door-Single, Garage, Storage
Has Pool	Yes
Pool	Community, In Ground
Security	Gated Community

Interior

Interior	Laminate
Appliances	Dishwasher, Refrigerator
Cooling	Central Air
# of Stories	1

Stories One

Additional Information

Date Listed June 18th, 2025

Days on Market 12

Zoning HPD

Short Sale N

RE / Bank Owned N

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