

\$769,900 - 1748 Sutter Avenue, Simi Valley

MLS® #225003202

\$769,900

4 Bedroom, 2.00 Bathroom, 1,618 sqft
Residential on 0 Acres

Simi Park South-170 - 1000872, Simi Valley,

Charming single-story home in the heart of Simi Valley! This spacious 4 bedroom, 1.5 bath home offers over 1,600 square feet of comfortable living space on a generous 7,800+ square foot lot with possible RV parking with accessible gate. Built in 1962, the home features newer carpet and flooring, along with a cozy eat-in kitchen that includes a breakfast counter and convenient access to a private side patio and the attached 2-car garage. The large permitted room addition creates the perfect flexible space for entertaining, a family room, or home office, complete with built-in shelves, freestanding wood-burning stove, and dual sliding glass doors that open to the backyard and side yard off the kitchen. The primary bedroom includes a mirrored wardrobe closet with built-in shelves and private entry into the main hall bathroom which features custom tiled counters, spacious shower with bench and bay window; flooring and fixtures were replaced in 2020. The home is equipped with a newer water heater, new thermal windows in 3 bedrooms, whole house attic fan, and a brand-new furnace, ductwork, and registers installed in 2025. Enjoy the spacious backyard with two patio areas, grassy lawn, 2 mature producing orange trees off the kitchen patio, and automatic sprinklers in both front and rear yards--ideal for relaxing or entertaining. This home offers both comfort and character with plenty of room to grow. A wonderful opportunity to own a well-maintained home conveniently located,



near schools, and shopping in Simi Valley!

Built in 1962

Essential Information

MLS® #	225003202
Price	\$769,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,618
Acres	0.18
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Debbie Nicoll
Listing Office	RE/MAX ONE

Community Information

Address	1748 Sutter Avenue
Area	SVW - West Simi
Subdivision	Simi Park South-170 - 1000872
City	Simi Valley
County	Ventura
Zip Code	93065

Amenities

Utilities	Cable Available
Parking Spaces	2
Parking	Concrete, Door-Single, Driveway, Garage, Garage Door Opener, RV Potential
# of Garages	2
Garages	Concrete, Door-Single, Driveway, Garage, Garage Door Opener, RV Potential

Exterior

Exterior	Stucco
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Lot Description	Back Yard, Rectangular Lot, Near Park, Sprinklers Timer, Sprinkler System
Roof	Composition
Construction	Stucco

Interior

Interior	Carpet, Laminate
Interior Features	Breakfast Bar
Appliances	Range Hood, Dishwasher, Disposal
Heating	Central, Natural Gas
Fireplace	Yes
Fireplaces	Bonus Room, Free Standing, Wood Burning
# of Stories	1
Stories	One

School Information

District	Simi Valley Unified
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Additional Information

Date Listed	June 25th, 2025
Days on Market	98
Zoning	R1-8
Short Sale	N
RE / Bank Owned	N

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