

# \$899,900 - 3167 Waco Avenue, Simi Valley

MLS® #225003226

**\$899,900**

3 Bedroom, 2.00 Bathroom, 1,434 sqft

Residential on 0 Acres

Belwood-102 - 102, Simi Valley,

This beautifully renovated single-story home in Simi Valley's highly desirable Texas Tract offers a fantastic opportunity for buyers seeking a spacious, move-in-ready property with plenty of potential. Key features include: Location & Lot Size: Situated on a sizable 12,000 sqft flat lot, perfect for adding an ADU, pool, or other outdoor amenities. Interior Upgrades: Open-concept kitchen with new cabinets, quartz countertops, backsplash with gold veins, stainless steel appliances, and a large 4x8 center island with a 36' cooktop. Living & Dining: Spacious family room adjacent to the kitchen and dining area, accommodating a 12-person table. Flex Space: Area behind the garage ideal for a home office, workout room, or potential 4th bedroom. Modern Touches: Fresh interior paint, recessed lighting, new flooring, baseboards, front door, dual-paned windows, new water heater, and a new roof with facia boards. Primary Bath: Fully renovated with a walk-in shower, tile from floor to ceiling, new vanity, lighting, and toilet. Energy & Comfort: Upgraded with a new A/C unit, ducting, and modern vents for year-round comfort. Exterior & Backyard: Exterior freshly painted, new front grass, WIDE driveway and a backyard that offers expansive opportunities for future growth, including adding a pool, ADU, or even a pickleball court. This home combines modern upgrades with versatile outdoor space, making it an ideal property for those seeking comfort, style, and potential for customization.



Welcome Home to 3167 Waco Ave

Built in 1964

## Essential Information

MLS® #	225003226
Price	\$899,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,434
Acres	0.29
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Kim Ewing
Listing Office	eXp Realty of California Inc

## Community Information

Address	3167 Waco Avenue
Area	SVE - East Simi
Subdivision	Belwood-102 - 102
City	Simi Valley
County	Ventura
Zip Code	93063

## Amenities

Utilities	Overhead Utilities
Parking Spaces	2
Parking	Concrete, Door-Single, Garage, On Street, Oversized, RV Potential
# of Garages	2
Garages	Concrete, Door-Single, Garage, On Street, Oversized, RV Potential

## Exterior

Lot Description	Back Yard, Sprinklers In Front, Sprinklers Timer, Sprinkler System, Landscaped
Windows	Double Pane Windows

Roof	Asphalt
Foundation	Slab

## Interior

Interior	Laminate
Interior Features	Cathedral Ceiling(s)
Appliances	Dishwasher, Disposal, Refrigerator, Gas Cooking, Range Hood, Water To Refrigerator
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Decorative
# of Stories	1
Stories	One

## School Information

District	Simi Valley Unified
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## Additional Information

Date Listed	June 26th, 2025
Days on Market	39
Zoning	RM-3.7-8
Short Sale	N
RE / Bank Owned	N

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