

# **\$720,000 - 2306 Madrone Street, Simi Valley**

MLS® #225003251

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## **\$720,000**

3 Bedroom, 2.00 Bathroom, 1,278 sqft  
Residential on 0 Acres

Valley Vista-184 - 1001022, Simi Valley,

Charming 3 bedroom and 2 full bathrooms in nice and convenient neighborhood. Enter the home through the front entry way and flow to the living room to the right with ample space and a new double pane glass sliding door. Off the living room is open to the full dining area which is attached to the kitchen with a mini bar and opening separating the two spaces. In the kitchen you will find some nice tile work, a counter top gas stove, a wall oven unit and new lower cabinets under the counter of the sink. Off of the dining area, you have convenient, direct access to your garage where your laundry machines will go. The rest are refreshed and solid wood. Down the hall with a large closet for tall items as well as shelves for linens are the bedrooms. One bathroom is in primary bedroom with a tub and toilet separate from the sink/vanity and closet, great for sharing this space. The other hall bathroom has a tub as well. The windows are double pane each with new mini blinds. The forced heat furnace is new. The home has been refreshed with all new vinyl plank flooring, new toilets, lighting and paint inside and out. The back yard is a blank canvas for what ever your plans may be with plenty of room for ADU and a pool. There is also a new block wall for privacy and piece of mind. Cruise down the street and you will notice your neighbors show pride in ownership and are waiting for this home to find its new proud owner. Don't worry about convenience, the shops and restaurants are close enough for



whatever your means may be. Vista elementary school is down the street but not too close.

Built in 1961

**Essential Information**

MLS® #	225003251
Price	\$720,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,278
Acres	0.16
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jessica Schultz
Listing Office	eXp Realty of California Inc

**Community Information**

Address	2306 Madrone Street
Area	SVC - Central Simi
Subdivision	Valley Vista-184 - 1001022
City	Simi Valley
County	Ventura
Zip Code	93065

**Amenities**

Parking Spaces	2
# of Garages	2

**Exterior**

Exterior	Stucco
Lot Description	Rectangular Lot
Construction	Stucco

**Interior**

Interior Features	Separate/Formal Dining Room
Appliances	Gas Cooking
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	105
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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