

\$356,597 - 5198 Pine Rose Court # 12, Simi Valley

MLS® #225003670

\$356,597

2 Bedroom, 2.00 Bathroom, 1,224 sqft

Residential on 0 Acres

Paseo de Flores-505 - 1005142, Simi Valley,

Wonderful opportunity for a senior (55 years or above) to purchase a single story home in the quiet Paseo de las Flores community at a significantly below market value. This home is designed to accommodate seniors, with no steps into the home either from the front door entrance or from the attached two car garage. Private low maintenance backyard with stamped concrete, raised planters, and a lattice patio cover. Only a single wall attachment to the unit next door. This home is perfect for seniors who want to downsize from a larger home. The 36-unit complex contains a large sparkling pool, an adjoining spa, two community meeting rooms (one has a full kitchen), and plenty of onsite guest parking plus additional street parking on Stearns St. A neighborhood shopping center, including a supermarket and restaurants, is located nearby. The City of Simi Valley will provide the buyer with a \$50,000 zero interest loan (the loan is required by the City). This home is deed restricted for sale only to low-income seniors until the first sale after 2058.



Built in 2007

Essential Information

MLS® #	225003670
Price	\$356,597
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	1,224
Acres	0.03
Year Built	2007
Type	Residential
Sub-Type	Condominium
Style	Spanish
Status	Closed
Listing Agent	Bob Cottle
Listing Office	HomeSmart Evergreen Realty

Community Information

Address	5198 Pine Rose Court # 12
Area	SVE - East Simi
Subdivision	Paseo de Flores-505 - 1005142
City	Simi Valley
County	Ventura
Zip Code	93063

Amenities

Amenities	Insurance, Meeting Room
Parking Spaces	2
Parking	Direct Access, Door-Single, Garage
# of Garages	2
Garages	Direct Access, Door-Single, Garage
Has Pool	Yes
Pool	Association, In Ground, Fenced, Gunite

Exterior

Exterior	Stucco
Lot Description	Back Yard, Landscaped, Close to Clubhouse, Corner Lot, Paved
Windows	Solar Screens
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet
Interior Features	Cathedral Ceiling(s), All Bedrooms Down, Galley Kitchen
Appliances	Dishwasher, Gas Cooking, Disposal, Microwave

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Decorative, Gas, Living Room
# of Stories	1
Stories	One

School Information

District	Simi Valley Unified
----------	---------------------

Additional Information

Date Listed	July 20th, 2025
Days on Market	38
Zoning	RH
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 21st, 2025 at 11:11am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.