

\$959,000 - 396 Arbor Court, Simi Valley

MLS® #225003730

\$959,000

4 Bedroom, 3.00 Bathroom, 2,173 sqft
Residential on 0 Acres

N/A, Simi Valley,

Welcome to the exclusive **Long Canyon Estates**, a highly coveted gated community in beautiful Wood Ranch! This stunning four-bedroom home is perfectly situated at the end of a peaceful cul-de-sac, offering privacy and tranquility. As you enter this modern beauty, you are greeted by a spacious living room and an elegant dining area, perfect for entertaining guests or spending quality time with family. The open concept design flows seamlessly into the inviting family room, where a cozy fireplace sets the perfect ambiance for relaxation. The heart of the home is the well-appointed kitchen, designed for both functionality and style. With easy access to the family room, it's the ideal space for culinary adventures and gatherings. Upstairs, you will find four generously sized bedrooms, including the luxurious master suite, which offers ample space and comfort. The convenience of upstairs laundry makes daily chores a breeze. This home boasts updated features throughout, such as **new recessed lighting and energy-efficient LED lights**, enhancing its modern flair. Fresh interior paint gives each room a bright and welcoming atmosphere, making it feel brand new and just waiting for you to add your personal touch. As a resident of Long Canyon Estates, you can enjoy a host of fantastic amenities, including community pools, three recreational centers, and a state-of-the-art gym, providing ample opportunities for recreation and relaxation. This beautiful home offers the perfect blend of



comfort, style, and community living. Don't miss your chance to embrace the lifestyle you've always desired--this home is just waiting to be called yours! Schedule your private showing today!

Built in 2000

Essential Information

MLS® #	225003730
Price	\$959,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,173
Acres	0.08
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Deborah Gates
Listing Office	Pinnacle Estate Properties, Inc.

Community Information

Address	396 Arbor Court
Area	SWR - Simi Wood Ranch
Subdivision	N/A
City	Simi Valley
County	Ventura
Zip Code	93065

Amenities

Amenities	Clubhouse, Controlled Access, Recreation Room, Security
Parking Spaces	2
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage

View	Mountain(s)
Has Pool	Yes
Pool	Association, Community, In Ground
Security	Gated with Guard, Gated Community, Smoke Detector(s)

Exterior

Lot Description	Cul-De-Sac, Sprinkler System
Windows	Double Pane Windows

Interior

Interior	Carpet, Wood
Interior Features	Separate/Formal Dining Room, All Bedrooms Up
Appliances	Dishwasher, Gas Cooking
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	2
Stories	One

Additional Information

Date Listed	July 23rd, 2025
Days on Market	74
Zoning	rpd
Short Sale	N
RE / Bank Owned	N

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