

# \$779,000 - 1534 Ysrella Avenue, Simi Valley

MLS® #225003748

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## \$779,000

3 Bedroom, 2.00 Bathroom, 1,205 sqft  
Residential on 0 Acres

Valley West (Berylwood)-275 - 275, Simi Valley,

This is a wonderful single story home featuring 3 bedrooms, 2 bathrooms It is clean and ready to move in. This home features newer roof, windows, wood like plank flooring, solid core doors, base boards, moldings, recess lighting, ceiling fans and window blinds. The kitchen offers maple finish on the cabinets with pull out shelving. Granite counters, center island and stainless steel appliances. Great living room with sliding door to the backyard. The bathrooms have quartz vanities and designer tile. 2 car oversized garage with cabinets and work space. Nice curb appeal and private lot with mature trees, patio with overhead lighting. Close to shopping, schools and freeway. 5 minute walk to Berylwood park. No HOA.



Built in 1964

## Essential Information

MLS® #	225003748
Price	\$779,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,205
Acres	0.14
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch

Status	Closed
Listing Agent	Emilio Mora
Listing Office	Pinnacle Estate Properties, Inc.

## Community Information

Address	1534 Ysrella Avenue
Area	SVC - Central Simi
Subdivision	Valley West (Berylwood)-275 - 275
City	Simi Valley
County	Ventura
Zip Code	93065

## Amenities

Utilities	Cable Available, Overhead Utilities
Parking Spaces	2
Parking	Direct Access, Driveway, Garage, Garage Door Opener, Concrete, Door-Single, Garage Faces Side, Storage
# of Garages	2
Garages	Direct Access, Driveway, Garage, Garage Door Opener, Concrete, Door-Single, Garage Faces Side, Storage
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Sprinklers Timer, Sprinkler System, Near Park, Paved, Rectangular Lot
Windows	Double Pane Windows, Blinds, Drapes
Construction	Stucco

## Interior

Interior	Carpet, Laminate, Wood
Interior Features	Open Floorplan, Country Kitchen
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Gas Cooking, Range Hood, Water To Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	1
Stories	One

**School Information**

District                      Simi Valley Unified

**Additional Information**

Date Listed                July 24th, 2025  
Days on Market        39  
Zoning                    RM-4.15  
Short Sale                N  
RE / Bank Owned      N

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