

# \$399,950 - 1256 Patricia Avenue # 3, Simi Valley

MLS® #225003773

---

## \$399,950

1 Bedroom, 1.00 Bathroom, 657 sqft  
Residential on 0 Acres

Patricia Gardens-231 - 1001702, Simi Valley,

Welcome to 1256 Patricia Ave. #3, a charming and affordable ground-floor condo in the heart of Simi Valley! This light filled single-story unit offers a spacious floor-plan with wood-like flooring and a cozy fireplace. The living room opens to a private patio through double-pane sliding doors, perfect for relaxing or a BBQ. The updated kitchen features quartz countertops and a large stainless steel sink. Enjoy beautiful remodeled bathroom with designer tile shower. The spacious bedroom includes newer carpet and double-pane window. Stackable washer and dryer offer indoor laundry convenience. A dedicated car-port with storage is located just steps from the unit. The low H.O.A. includes a sparkling community pool and spa. Close to Schools, parks, shopping and transportation. WHY RENT WHEN YOU CAN OWN? Don't miss this opportunity!



Built in 1979

## Essential Information

MLS® #	225003773
Price	\$399,950
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	657
Acres	0.05
Year Built	1979

Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Maria Nolan
Listing Office	RE/MAX ONE

### Community Information

Address	1256 Patricia Avenue # 3
Area	SVW - West Simi
Subdivision	Patricia Gardens-231 - 1001702
City	Simi Valley
County	Ventura
Zip Code	93065

### Amenities

Parking Spaces	1
Parking	Carport
Garages	Carport
Has Pool	Yes
Pool	Association, Community, Fenced, In Ground

### Exterior

Windows	Blinds, Double Pane Windows, Drapes, Solar Screens
---------	--

### Interior

Interior	Carpet, Wood
Interior Features	Bedroom on Main Level
Appliances	Dishwasher, Disposal, Refrigerator, Range Hood, Water Heater
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	1
Stories	One

### Additional Information

Date Listed	July 25th, 2025
Days on Market	28
Zoning	RVH-19

Short Sale                    N

RE / Bank Owned        N

Based on information from California Regional Multiple Listing Service, Inc. as of January 27th, 2026 at 8:59pm 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.