

\$869,000 - 1642 Cayton Avenue, Simi Valley

MLS® #225003793

\$869,000

4 Bedroom, 2.00 Bathroom, 1,666 sqft
Residential on 0 Acres

N/A, Simi Valley,

Single-Story Pool Home on a Sprawling, Private Lot with Great Curb Appeal This single-story 4-bedroom, 2-bathroom pool home offers space, comfort, and endless possibilities. With a generous layout, and no steps inside, it's the kind of property that's hard to come by. This home would be great for an extended family or for someone looking for additional space. The primary suite is a peaceful retreat, complete with its own fireplace, spacious closet/dressing room, and two sets of sliding glass doors--one leading to the backyard and pool, and the other to a private enclosed atrium, ideal for your morning coffee or a quiet read. The secondary bedrooms are comfortably sized and offer flexible living arrangements. One of the secondary bedrooms has been expanded and is quite large. The kitchen features a Wolf stove-oven combo, a warming drawer, and a chefs pantry. The attached two-car garage leads into the kitchen for added convenience when unloading groceries. Just off the back of the home is an enclosed porch--perfect for a game room, sunroom, or extra lounge space. Step outside to a backyard built for relaxation and entertainment. The sparkling pool is ideal for laps or lazy afternoons on a float. The yard has fruit trees, including avocado, apple, and grapefruit--as well as grapevines. The detached posh shed is equipped with electricity and air conditioning, making it perfect for a gym, office, art studio, or pool house. There is also another shed on the



property, perfect for storing lawn equipment, outdoor items, etc. This property also has additional parking in front of, and, behind the side gate allowing for extra parking. This home checks all the boxes.

Built in 1972

Essential Information

MLS® #	225003793
Price	\$869,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,666
Acres	0.21
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Nicole Waskewics
Listing Office	Keller Williams Exclusive Properties

Community Information

Address	1642 Cayton Avenue
Area	SVW - West Simi
Subdivision	N/A
City	Simi Valley
County	Ventura
Zip Code	93065

Amenities

Parking Spaces	2
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
Has Pool	Yes
Pool	In Ground, Private

Interior

Interior	Carpet, Wood
Fireplace	Yes
Fireplaces	Family Room, Primary Bedroom
# of Stories	1
Stories	One

Additional Information

Date Listed	July 25th, 2025
Days on Market	19
Zoning	RM-3.7-8
Short Sale	N
RE / Bank Owned	N

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