

\$985,000 - 418 Arbor Court, Simi Valley

MLS® #225004183

\$985,000

4 Bedroom, 3.00 Bathroom, 2,069 sqft

Residential on 0 Acres

N/A, Simi Valley,

Here's your chance to own a home in the highly sought-after guard-gated Long Canyon Windmill community at Wood Ranch--a neighborhood known for its tree-lined streets, resort-style amenities, and easy access to parks, trails, golf, shopping, and dining.

Offering 4 bedrooms, 2.5 baths, and 2,069 sq. ft. of living space on a 3,484 sq. ft. lot, this home combines comfort, style, and convenience in one inviting package. Step inside to a light-filled living room with soaring ceilings and warm wood flooring that set the tone for the open, welcoming layout with a downstairs remodeled powder room. The granite kitchen features dark wood cabinetry, a tumbled travertine backsplash, a center island with storage, stainless steel appliances, and a roomy pantry--perfect for both everyday meals and entertaining. Just off the kitchen is a dining area with three large windows, creating a bright and comfortable space for enjoying meals. The kitchen flows seamlessly into the family room, where a tile fireplace adds a cozy touch, and sliding doors open to a backyard with a concrete patio for outdoor dining and block wall fencing for privacy. Upstairs, wood-like flooring extends through most of the space. The primary suite is a peaceful retreat with hilltop views, a large walk-in closet, and an ensuite bath with a soaking tub, separate shower, and dual-sink vanity. Three additional bedrooms and a full hall bath with dual sinks provide plenty of space for family, guests, or a home office, and the upstairs laundry room



adds convenience. The front yard features lush landscaping with terracotta tile accents, and the property includes a direct-access two-car garage. As a Long Canyon resident, you'll enjoy four sparkling pools and spas, three clubhouses, a fitness center, tennis courts, playgrounds, and scenic walking and biking trails--all within a secure, beautifully maintained setting.

Built in 2000

Essential Information

MLS® #	225004183
Price	\$985,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,069
Acres	0.08
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Alex Gandel
Listing Office	Pinnacle Estate Properties, Inc.

Community Information

Address	418 Arbor Court
Area	SWR - Simi Wood Ranch
Subdivision	N/A
City	Simi Valley
County	Ventura
Zip Code	93065

Amenities

Amenities	Playground, Tennis Court(s), Other Courts
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Parking Spaces	2
Parking	Concrete, Door-Multi, Driveway, Garage, Private, Direct Access, Side By Side
# of Garages	2
Garages	Concrete, Door-Multi, Driveway, Garage, Private, Direct Access, Side By Side
View	Hills, Mountain(s)
Has Pool	Yes
Pool	Association, In Ground
Security	Carbon Monoxide Detector(s), Gated with Guard, Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	Back Yard, Landscaped, Paved, Sprinklers Timer
Windows	Double Pane Windows, Blinds, Drapes
Roof	Tile
Construction	Stucco

Interior

Interior	Wood, Laminate
Interior Features	Separate/Formal Dining Room, High Ceilings, Open Floorplan, Walk-In Closet(s), All Bedrooms Up, Built-in Features, Primary Suite, Recessed Lighting, Storage
Appliances	Dishwasher, Microwave, Gas Cooking
Heating	Natural Gas, Fireplace(s), Forced Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

School Information

District	Simi Valley Unified
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Additional Information

Date Listed	August 15th, 2025
Days on Market	124
Zoning	R
Short Sale	N
RE / Bank Owned	N

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