

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

MLS® #225004183

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## \$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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