

# **\$925,000 - 2321 Graceland Street, Simi Valley**

MLS® #225004195

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## **\$925,000**

4 Bedroom, 2.00 Bathroom, 2,015 sqft  
Residential on 0 Acres

Mountain Valley (RC)-141 - 141, Simi Valley,

Welcome to Graceland Street... a rare opportunity to own a highly coveted single-story Barcelona model built by Larwin Homes, offering 2,015 sq ft of timeless design and well-utilized space. This four-bedroom, two-bathroom, single-story, pool home is nestled on one of the most picturesque streets in the neighborhood, affectionately known by residents for its gorgeous, mature tree-lined canopy. Inside you'll discover vaulted ceilings that create an open and airy layout. A gas fireplace creates a cozy focal point in the formal living room, while the rustic wood panels and freestanding, wood-burning, metal fireplace on a raised brick hearth, anchor the family room. You'll love the move in ready features such as beautiful oak wood flooring, central heat and air conditioning, Milgard dual pane windows with wood shutters, and an updated kitchen with beautiful oak cabinets, abundant counter space including a breakfast bar that opens to the family room... one of the most admired features of this floor plan. Host with joy and ease in your formal dining and living rooms, experience quiet, intimate meals, or entertain guests while dining al fresco under your shaded patio. Enjoy the view of your private backyard oasis, complete with a beautiful built-in pool and spa, from your patio, the kitchen, family room and primary bedroom. Enjoy the perks of living in the Mountain Valley Racquet Club, a resort-style community known for its friendly, social atmosphere. For only \$65/month, residents



enjoy access to two pools, basketball, handball, sand volleyball, two tennis courts, playgrounds for the Littles, BBQs, a gated park with large grassy area and a clubhouse with a full kitchen and two lounge rooms! Plus, frequent events for all ages keep the vibe fun, friendly, and vibrant all year round. All this is ideally located near top-rated schools, popular dining, retail and grocery shopping, fitness centers, public transportation, city parks, and offers easy freeway access for commuting.

Built in 1968

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | 225004195                        |
| Price          | \$925,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 2,015                            |
| Acres          | 0.15                             |
| Year Built     | 1968                             |
| Type           | Residential                      |
| Sub-Type       | Single Family Residence          |
| Status         | Closed                           |
| Listing Agent  | Stan Rector                      |
| Listing Office | Pinnacle Estate Properties, Inc. |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 2321 Graceland Street          |
| Area        | SVC - Central Simi             |
| Subdivision | Mountain Valley (RC)-141 - 141 |
| City        | Simi Valley                    |
| County      | Ventura                        |
| Zip Code    | 93065                          |

**Amenities**

|           |   |
|-----------|---|
| Amenities | Barbecue, Clubhouse, Other Courts, Picnic Area, Playground, Racquetball, Sport Court, Tennis Court(s) |
|-----------|---|

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

## Exterior

|                 |   |
|-----------------|---|
| Lot Description | Drip Irrigation/Bubblers, Sprinklers In Front, Sprinkler System |
| Windows         | Double Pane Windows, Shutters, Skylight(s)                      |

## Interior

|                   |  |
|-------------------|--|
| Interior          | Wood, Carpet   |
| Interior Features | All Bedrooms Down, Bedroom on Main Level, Breakfast Area, Breakfast Bar, Cathedral Ceiling(s), Separate/Formal Dining Room |
| Heating           | Central, Fireplace(s), Natural Gas, Wood   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| Fireplaces        | Family Room, Gas, Living Room, Raised Hearth, Wood Burning   |
| # of Stories      | 1  |
| Stories           | One  |

## Additional Information

|                 |                   |
|-----------------|-------------------|
| Date Listed     | August 15th, 2025 |
| Days on Market  | 9                 |
| Zoning          | R1                |
| Short Sale      | N                 |
| RE / Bank Owned | N                 |

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