

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

MLS® #225004195

**\$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)
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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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