

\$1,029,000 - 952 Ettin Avenue, Simi Valley

MLS® #225004255

\$1,029,000

4 Bedroom, 2.00 Bathroom, 2,008 sqft
Residential on 0 Acres

N/A, Simi Valley,

952 Ettin Ave, Simi Valley, CA 93065
Luxury Living in Sinaloa Highlands
Welcome to this stunning single-story traditional home with a Separate ADU guest house, located in the highly desirable Sinaloa Highlands neighborhood on Simi Valley's prestigious west end. From the moment you arrive, the home's curb appeal captivates with its sprawling stamped concrete driveway, RV parking with 30-amp hookup and sewer clean out, lush artificial turf with custom pavers, and beautifully landscaped grounds. Step inside to a light-filled open floor plan where elegance meets comfort. The gourmet kitchen boasts granite countertops, stainless steel appliances, and breathtaking mountain views from the dining area, seamlessly flowing into the inviting family room with a custom stone fireplace and built-in surround sound. The home offers four spacious bedrooms, each with walk-in closets and access to a remodeled full bathroom. The primary suite stands out as a private retreat, featuring its own luxuriously updated bathroom and plenty of space for relaxation. Throughout the home, you'll find recessed lighting, custom double-pane windows, and a blend of travertine, carpet, and laminate flooring. The backyard is a private sanctuary, showcasing a wraparound custom patio cover, a peaceful lawn lined with mature trees, and ample room for entertaining. Adding exceptional value, this property also includes a custom-built ADU designed with modern living in mind--featuring quartz counters, stainless steel appliances, a



full bathroom, indoor laundry, ceiling fans, recessed lighting, and its own electrical panel. Additional highlights include: Recently redone roof Two-car garage with 220V electrical outlet Sophisticated upgrades inside and out This is more than a home--it's a lifestyle. Experience the perfect blend of comfort, elegance, and versatility at 952 Ettin Ave.

Built in 1965

Essential Information

MLS® #	225004255
Price	\$1,029,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,008
Acres	0.22
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kenneth Grech
Listing Office	eXp Realty of Greater Los Angeles Inc.

Community Information

Address	952 Ettin Avenue
Area	SVW - West Simi
Subdivision	N/A
City	Simi Valley
County	Ventura
Zip Code	93065

Amenities

Parking Spaces	2
# of Garages	2
View	Mountain(s)

Exterior

Windows Double Pane Windows

Interior

Interior Carpet, Laminate
Heating Central, Natural Gas
Cooling Central Air
Fireplace Yes
Fireplaces Family Room, Gas
of Stories 1
Stories One

School Information

District Simi Valley Unified

Additional Information

Date Listed August 20th, 2025
Days on Market 27
Zoning RM-4.15
Short Sale N
RE / Bank Owned N

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