

\$795,000 - 3278 Garnet Place, Simi Valley

MLS® #225004320

\$795,000

3 Bedroom, 2.00 Bathroom, 1,446 sqft
Residential on 0 Acres

New Monterey (Gem)-268 - 1002162, Simi Valley,

Unbeatable Deal Alert! Seller is highly motivated and just reduced the price to \$795,000! Can it get even better? You can assume their incredibly low FHA loan at just 3.25% interest--a rare opportunity to lock in major savings in today's high-rate market! Welcome to 3278 Garnet Place, a beautifully upgraded single-story home nestled in a quiet cul-de-sac in desirable Central Simi Valley. Offering 3 bedrooms, 2 bathrooms, and 1,446 sq ft of living space on a spacious 8,276 sq ft lot, this home blends comfort, style, and functionality. Inside, you'll find rich wood laminate flooring throughout and striking vaulted, scraped open beam ceilings that create an open and airy feel. The spacious family room is perfect for relaxing or entertaining, while upgraded dual-pane windows and a sliding glass door fill the space with natural light. An upgraded HVAC system ensures year-round comfort and energy efficiency. The heart of the home is the inviting bar-style eat-in kitchen and adjoining dining area with fireplace--ideal for casual meals and gatherings. Both bathrooms have been tastefully updated with modern finishes. Step outside and experience California living at its best. The backyard boasts a large, covered patio, a separate seating area with a charming pergola, and a cozy firepit, making it perfect for entertaining. The upgraded sprinkler systems in both the front and back yards keep the landscaping lush and green year-round. And yes--there's even a chicken coop with



chickens included! This property combines a prime Central Simi Valley location with thoughtful upgrades and a welcoming layout. Don't miss your chance to make this one-of-a-kind home yours!

Built in 1979

Essential Information

MLS® #	225004320
Price	\$795,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,446
Acres	0.19
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Todd Kaufman
Listing Office	Rodeo Realty

Community Information

Address	3278 Garnet Place
Area	SVC - Central Simi
Subdivision	New Monterey (Gem)-268 - 1002162
City	Simi Valley
County	Ventura
Zip Code	93063

Amenities

Parking Spaces	2
Parking	Concrete, Direct Access, Driveway, Garage, RV Potential, On Street
# of Garages	2
Garages	Concrete, Direct Access, Driveway, Garage, RV Potential, On Street
View	Mountain(s)

Exterior

Exterior	Stucco
Lot Description	Cul-De-Sac, Sprinkler System
Construction	Stucco

Interior

Interior	Laminate
Interior Features	Separate/Formal Dining Room
Appliances	Dishwasher, Disposal, Electric Cooktop
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Wood Burning, Dining Room
# of Stories	1
Stories	One

Additional Information

Date Listed	August 22nd, 2025
Days on Market	28
Zoning	RM-3.55
Short Sale	N
RE / Bank Owned	N

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