

# \$860,000 - 842 Catlin Street, Simi Valley

MLS® #225004323

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## \$860,000

3 Bedroom, 2.00 Bathroom, 1,664 sqft  
Residential on 0 Acres

New Horizons (Hillww)-143 - 1000552, Simi Valley,

Beautiful single story ranch home was completely remodeled a few years ago. Popular Atrium floor plan has 3 bedrooms and 2 upgraded bathrooms. Spectacular kitchen with newer designer cabinets and granite counter tops. Opens to family room with a skylight bringing in natural sunlight. Spacious primary bedroom has a skylight and opens to the closed in atrium. Sun room offers additional living space that brings the outdoors to the indoors. Popular wood/like flooring throughout. Dual pane windows, ceiling fans in every room. Tankless water heater & air conditioning. Beautifully manicured private entertainers' rear yard with gazebo, covered patio and fruit trees. 2 car garage, solar lease, great location and close to everything, Community pool, spa and off-site RV parking within the neighborhood. This home shows very well.



Built in 1978

## Essential Information

MLS® #	225004323
Price	\$860,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,664
Acres	0.15
Year Built	1978

Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Ronda Capaldi
Listing Office	Keller Williams Exclusive Properties

## Community Information

Address	842 Catlin Street
Area	SVW - West Simi
Subdivision	New Horizons (Hillww)-143 - 1000552
City	Simi Valley
County	Ventura
Zip Code	93065

## Amenities

Amenities	RV Parking
Parking Spaces	2
Parking	Door-Single, Garage
# of Garages	2
Garages	Door-Single, Garage
Has Pool	Yes
Pool	Association, Community, Fenced, In Ground
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	Lawn, Sprinklers In Front, Sprinklers In Rear, Sprinkler System
Windows	Skylight(s), Double Pane Windows, Solar Screens
Roof	Composition
Construction	Stucco

## Interior

Interior	Carpet, Wood
Interior Features	Separate/Formal Dining Room, All Bedrooms Down, Recessed Lighting
Appliances	Dishwasher, Microwave, Refrigerator, Disposal, Gas Cooking, Tankless Water Heater
Cooling	Central Air
Fireplace	Yes

Fireplaces	Living Room, Gas
# of Stories	1
Stories	One

### **School Information**

District	Simi Valley Unified
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### **Additional Information**

Date Listed	August 22nd, 2025
Days on Market	59
Zoning	RM-3.7
Short Sale	N
RE / Bank Owned	N

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