

# **\$1,100,000 - 3049 Reservoir Drive, Simi Valley**

MLS® #225004356

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## **\$1,100,000**

3 Bedroom, 2.00 Bathroom, 1,848 sqft  
Residential on 0 Acres

custom - 4179, Simi Valley,

Are you looking for the perfect property that offers not just a beautiful home but also unparalleled space for your passions? Look no further! This stunning single-story ranch home, situated on almost half an acre, is the ideal setting for RV storage, boats, work trucks, or even your personal workshop. The possibilities are truly endless! Entering through the charming brick walkway and elegant double doors, you'll be welcomed by a bright entryway with beautiful hardwood flooring. The spacious family room features a cozy bricked fireplace, perfect for gatherings. With a large sliding door that seamlessly connects to your expansive yard, you can easily transition from indoor to outdoor living and enjoy the fresh air. Calling all aspiring chefs! The kitchen is a true delight, featuring granite countertops and stainless steel appliances, including brand new double ovens, a new stovetop, and a new dishwasher. Whether you're whipping up weeknight dinners or hosting weekend barbecues, this kitchen is designed to impress. For those who need a dedicated workspace, the office comes equipped with French doors and a bay window, filling the room with natural light--making it an ideal spot for productivity or creativity. The primary bedroom is your personal haven, showcasing newer carpet, a generous walk-in closet, and an en suite bath complete with a shower stall, dual sinks, and a luxurious sunken tub--perfect for unwinding after a long day. But let's not forget the outside! With a circular driveway and gated access,



there's ample parking for all your toys. Store your RV, boats, work trucks, or convert the space into your personal shop--the flexibility of this property is truly remarkable!Additional highlights include a roof that is only 2 years old,freshly painted living room and ceiling, newer heating and A/C systems, and replaced window screens--making this home move-in ready!This unique property provides limitless opportunities for the person who values space, functionality, and creativity. Don't wait--come explore all the potential this incredible ranch home has to offer! Your dream lifestyle awaits!

Built in 1953

**Essential Information**

MLS® #	225004356
Price	\$1,100,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,848
Acres	0.45
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Deborah Gates
Listing Office	Pinnacle Estate Properties, Inc.

**Community Information**

Address	3049 Reservoir Drive
Area	SVC - Central Simi
Subdivision	custom - 4179
City	Simi Valley
County	Ventura
Zip Code	93065

## Amenities

Parking Spaces	2
Parking	Driveway, Garage, RV Access/Parking, Circular Driveway, RV Gated
# of Garages	2
Garages	Driveway, Garage, RV Access/Parking, Circular Driveway, RV Gated
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Sprinkler System
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## Interior

Interior	Carpet, Wood
Interior Features	Separate/Formal Dining Room, Eat-in Kitchen, Walk-In Closet(s)
Appliances	Double Oven, Dishwasher, Gas Cooking, Disposal, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	August 25th, 2025
Days on Market	21
Zoning	RE
Short Sale	N
RE / Bank Owned	N

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