

# **\$719,900 - 2504 Abbeywood Court, Simi Valley**

MLS® #225004395

**\$719,900**

3 Bedroom, 2.00 Bathroom, 1,754 sqft

Residential on 0 Acres

N/A, Simi Valley,

Homes in this quiet cul-de-sac don't come on the market often--don't miss your chance to own this spacious 3-bedroom, 2-bath single-story home in a desirable and well-established community. Offering 1,754 square feet of comfortable living space, this home features newer carpet throughout, generous living and dining areas, and a thoughtfully designed layout with the primary suite situated separately from the other bedrooms for added privacy. One of the home's standout features is a unique interior atrium, adding natural light and a peaceful ambiance--perfect for a private garden, reading nook, or meditation space. The backyard offers great potential for entertaining or relaxing and includes a mature lemon tree for fresh, homegrown citrus. Enjoy access to community amenities just steps away, including a park, private basketball and tennis courts.



Built in 1980

## **Essential Information**

MLS® # 225004395

Price \$719,900

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,754

Acres 0.10

Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Scott Williams
Listing Office	Canon Realty Services Inc

## Community Information

Address	2504 Abbeywood Court
Area	SVC - Central Simi
Subdivision	N/A
City	Simi Valley
County	Ventura
Zip Code	93063

## Amenities

Amenities	Maintenance Grounds, Other, Tennis Court(s)
Parking Spaces	2
Parking	Driveway, Garage, On Street
# of Garages	2
Garages	Driveway, Garage, On Street

## Exterior

Lot Description	Back Yard, Cul-De-Sac
Windows	Double Pane Windows

## Interior

Interior	Carpet
Interior Features	Separate/Formal Dining Room, Atrium
Appliances	Dishwasher
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

## School Information

District	Simi Valley Unified
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## Additional Information

Date Listed August 28th, 2025  
Days on Market 27  
Zoning RMOD-10FC  
Short Sale N  
RE / Bank Owned N

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