

# \$725,000 - 1855 Arcane Street, Simi Valley

MLS® #225004746

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## \$725,000

4 Bedroom, 2.00 Bathroom, 1,382 sqft  
Residential on 0 Acres

Simi Park South-170 - 1000872, Simi Valley,

Arrive at 1855 Arcane St. and notice the freshly painted light blue finish with white trim and a deep-blue accented front door as well as a tidy front yard. Enter the front door and head to the kitchen positioned to the left with an open layout, ready for customization. A door off the kitchen provides access to a separated fenced side yard great for your pooch's safety and the garage with laundry hookups. Adjacent to the kitchen is a half bath and a bedroom that also connects to the living room. The remaining three bedrooms are located down the hall, along with a full bathroom that also connects to the primary bedroom, which includes a full-width of room closet. Recent upgrades include new dual-pane windows, sliding glass door, 2-inch blinds, and vinyl flooring throughout. The property also offers a large fenced backyard with plenty of space for outdoor living.



Built in 1962

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 225004746 |
| Price          | \$725,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,382     |
| Acres          | 0.18      |

|                |                              |
|----------------|------------------------------|
| Year Built     | 1962                         |
| Type           | Residential                  |
| Sub-Type       | Single Family Residence      |
| Status         | Closed                       |
| Listing Agent  | Jessica Schultz              |
| Listing Office | eXp Realty of California Inc |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1855 Arcane Street            |
| Area        | SVW - West Simi               |
| Subdivision | Simi Park South-170 - 1000872 |
| City        | Simi Valley                   |
| County      | Ventura                       |
| Zip Code    | 93065                         |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2 |
| # of Garages   | 2 |

## Interior

|              |                      |
|--------------|----------------------|
| Appliances   | Range                |
| Heating      | Central, Natural Gas |
| Cooling      | None                 |
| # of Stories | 1                    |
| Stories      | One                  |

## School Information

|          |                     |
|----------|---------------------|
| District | Simi Valley Unified |
|----------|---------------------|

## Additional Information

|                 |                      |
|-----------------|----------------------|
| Date Listed     | September 18th, 2025 |
| Days on Market  | 90                   |
| Zoning          | R1-8                 |
| Short Sale      | N                    |
| RE / Bank Owned | N                    |

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