

\$799,900 - 3194 Granville Avenue, Simi Valley

MLS® #225004914

\$799,900

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

N/A, Simi Valley,

Welcome to your dream home in East Simi Valley on a cul de sac!! Seller just recently updated kitchen,scraped some of the ceilings and took wallpaper off bathroom. New lighting in kitchen. This house is amazing! Nestled on a serene cul-de-sac in a desirable location in EC, this stunning single-story residence boasts a charming pie-shaped lot, offering ample space for both relaxation and entertainment. The beautifully landscaped backyard features a gas firepit, perfect for cozy evenings with family and friends, and a built-in barbecue that will delight any outdoor chef. Step inside to find a meticulously remodeled kitchen showcasing solid oak cabinetry and equipped with a convenient kegerator at the bar top, ideal for hosting gatherings. The home's solid oak doors and custom windows add a touch of elegance throughout, while the newer roof and fascia board provide peace of mind. With all main lines replaced in the last seven years, you can focus on making this gem truly yours. Located close to the freeway, shopping, parks, and schools, it's an ideal choice for convenient living. The exceptional bones of this house promise a fantastic foundation for your personal touches, making it the perfect canvas for your future in this beautiful community. Don't miss out on the opportunity to call this lovely home your own! New pictures coming soon but don't wait!

Built in 1974



Essential Information

MLS® #	225004914
Price	\$799,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,446
Acres	0.17
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Deborah Gates
Listing Office	eXp Realty of Greater Los Angeles Inc.

Community Information

Address	3194 Granville Avenue
Area	SVC - Central Simi
Subdivision	N/A
City	Simi Valley
County	Ventura
Zip Code	93063

Amenities

Parking Spaces	2
Parking	Direct Access, Garage, Garage Door Opener
# of Garages	2
Garages	Direct Access, Garage, Garage Door Opener
Security	Carbon Monoxide Detector(s)

Exterior

Lot Description	Cul-De-Sac, Lawn
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Interior

Interior	Carpet, Wood
Interior Features	Separate/Formal Dining Room
Appliances	Dishwasher
Heating	Central
Cooling	Central Air

Fireplace	Yes
Fireplaces	Family Room, Wood Burning
# of Stories	1
Stories	One

Additional Information

Date Listed	September 27th, 2025
Days on Market	119
Zoning	RM-3.11
Short Sale	N
RE / Bank Owned	N

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