

\$1,100,000 - 1865 Swan Falls Street, Simi Valley

MLS® #225005070

\$1,100,000

4 Bedroom, 3.00 Bathroom, 2,347 sqft

Residential on 0 Acres

Tioga-487 - 487, Simi Valley,

Stunning Turn-Key Home in the Desirable Tioga Community of Big Sky! Welcome home to this impeccably maintained and thoughtfully upgraded property situated in the highly sought-after Tioga Community of Big Sky.

Guests are greeted by a charming foyer that opens to a bright, open-concept floor plan featuring fresh interior paint and wood-like flooring that flows seamlessly throughout the main level. The gourmet kitchen strikes the perfect balance of style and functionality, showcasing gleaming granite countertops, crisp white cabinetry with designer gold hardware, an island, pantry, and professional-grade stainless steel appliances.

Just off the kitchen is a convenient office station, perfect for managing household tasks or working from home. The adjoining family room is warm and inviting, highlighted by a cozy fireplace, built-in media center, and expansive windows that bathe the space in natural light while offering beautiful backyard views. Upstairs, the primary suite is spacious and serene, featuring a spa-inspired bathroom with granite countertops, travertine flooring, an oversized jacuzzi soaking tub, lovely cabinetry with designer hardware, large shower, dual vanities, and a custom-designed walk-in closet with built-ins. The upper level also includes a second work-from-home office station, a convenient laundry room with built-in cabinetry and sink, and generous secondary bedrooms, most with walk-in closets. The elegant dining room features built-in seating and designer



accents, providing a perfect setting for entertaining guests or enjoying family gatherings. Additional highlights include a three-car garage, added interior lighting, custom window treatments and a long driveway offering ample parking. Step outside to your private backyard oasis, where relaxation and entertaining come together. Enjoy the oversized "spool" (spa/pool combination) with Pebble Tec finish, stacked stone accents, Baja shelf, and tranquil rock waterfall. A covered patio creates the perfect space for outdoor dining or lounging, surrounded by beautifully designed drought-tolerant landscaping with high-quality artificial turf for year-round beauty and low maintenance. Located on a private corner lot just steps from scenic walking, hiking, and biking trails, this exceptional Big Sky residence offers the perfect blend of luxury, comfort, and California outdoor living.

Built in 2005

Essential Information

MLS® #	225005070
Price	\$1,100,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,347
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Trisha Perez
Listing Office	Sotheby's International Realty

Community Information

Address 1865 Swan Falls Street
Area SVC - Central Simi
Subdivision Tioga-487 - 487
City Simi Valley
County Ventura
Zip Code 93065

Amenities

Amenities Trail(s)
Parking Spaces 3
Parking Garage, Concrete, Direct Access, Door-Single, Driveway, Garage Door Opener, Side By Side
of Garages 3
Garages Garage, Concrete, Direct Access, Door-Single, Driveway, Garage Door Opener, Side By Side
View Mountain(s)
Security Smoke Detector(s)

Exterior

Exterior Stucco
Exterior Features Rain Gutters
Lot Description Level, Back Yard, Landscaped, Lawn, Near Park, Paved, Secluded
Construction Stucco

Interior

Interior Wood, Carpet
Interior Features Bedroom on Main Level, Built-in Features, Eat-in Kitchen, High Ceilings, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Walk-In Closet(s)
Appliances Dishwasher, Disposal, Gas Cooking, Microwave, Refrigerator
Heating Fireplace(s), Forced Air
Cooling Central Air
Fireplace Yes
Fireplaces Family Room
of Stories 2
Stories Two

School Information

District Simi Valley Unified

Additional Information

Date Listed	October 7th, 2025
Days on Market	33
Zoning	R1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 7th, 2026 at 3:45am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.