

\$969,000 - 837 Hillview Circle, Simi Valley

MLS® #225005574

\$969,000

4 Bedroom, 3.00 Bathroom, 2,140 sqft
Residential on 0 Acres

N/A, Simi Valley,

Welcome to this stunning 4-bedroom, 3-bathroom home, tucked away on a quiet and private cul-de-sac in one of Western Simi Valley's most sought-after communities. With breathtaking views, a sparkling pool and spa (re-plastered in 2025), and an entertainer's dream backyard, this home truly has it all. Step inside to a grand living space featuring soaring vaulted ceilings, recessed lighting, and a classic brick fireplace. A flexible bonus area off the living room is perfect for a formal dining room or home office. The spacious kitchen opens to a large, versatile area that can function as a dining room or family room--complete with a convenient wet bar and direct access to the backyard. Downstairs, a guest bedroom with pool views and a full bathroom offers comfort and convenience for visitors. The recently remodeled staircase leads to new laminate flooring that flows seamlessly through the upper hallway. Upstairs, the expansive primary suite showcases panoramic mountain views, while the two guest bedrooms feature vaulted ceilings, recessed lighting, and private access to a large shared balcony. The entertainer's backyard is a true retreat, offering a newly plastered pool and spa, brand-new artificial turf, a large covered patio, a built-in gas fire pit, and a side yard with real grass--perfect for pets or play. Save on utilities with 2024-installed solar panels and Tesla batteries, providing energy efficiency and peace of mind. Don't miss this rare opportunity



to own a beautifully updated home with unmatched views, privacy, and lifestyle amenities in a prime Simi Valley location.

Built in 1979

Essential Information

MLS® #	225005574
Price	\$969,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,140
Acres	0.13
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Chad Martinson
Listing Office	Pinnacle Estate Properties Inc

Community Information

Address	837 Hillview Circle
Area	SVW - West Simi
Subdivision	N/A
City	Simi Valley
County	Ventura
Zip Code	93065

Amenities

Amenities	Other
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Mountain(s)
Has Pool	Yes
Pool	In Ground, Heated, Private

Exterior

Lot Description Cul-De-Sac

Interior

Interior Carpet, Laminate

Interior Features Balcony, Separate/Formal Dining Room, High Ceilings, Bedroom on Main Level, Two Story Ceilings, Wet Bar

Appliances Dishwasher, Microwave, Range

Heating Central, Natural Gas

Cooling Central Air

Fireplace Yes

Fireplaces Gas, Living Room, Raised Hearth

of Stories 2

Stories Two

Additional Information

Date Listed November 11th, 2025

Days on Market 41

Zoning RM-3.7

Short Sale N

RE / Bank Owned N

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