

\$836,500 - 2808 Beaver Avenue, Simi Valley

MLS® #225005629

\$836,500

3 Bedroom, 2.00 Bathroom, 1,638 sqft

Residential on 0 Acres

Stonegate (Fletcher)-314 - 1002802, Simi Valley,

Welcome to this wonderful, move-in-ready home featuring a spacious layout and an expansive backyard perfect for entertaining. Step inside to a bright living room with recessed lighting and a remodeled kitchen featuring brand-new stainless steel appliances, an island with seating, and plenty of storage. The adjacent dining room includes a sliding door to the backyard and can easily be used as an additional bedroom. You'll also find a convenient laundry room with outdoor access, a bonus room, and a beautifully updated bathroom. Upstairs offers even more space with a cozy loft, a fully remodeled bathroom with a custom tile shower, a generous primary bedroom with a walk-in closet, two secondary bedrooms, and a versatile smaller room--ideal for an office or hobby area. This home features many upgrades throughout, including copper plumbing, dual-pane windows and sliders, custom blinds and shades, raised panel interior doors, recessed lighting in every room, and blown-in wall insulation new attic insulation and foil barriers for energy efficiency. Outside, enjoy a large yard with mountain views, trailer or boat parking, and a custom patio with lighting and ceiling fans--perfect for relaxing or entertaining. Located in the desirable Simi Valley foothills, this home is close to top-rated schools, parks, shopping, and dining. Don't miss this opportunity--schedule your showing today!



Built in 1964

Essential Information

MLS® #	225005629
Price	\$836,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,638
Acres	0.17
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Colonial
Status	Closed
Listing Agent	Amy Gandel
Listing Office	Pinnacle Estate Properties, Inc.

Community Information

Address	2808 Beaver Avenue
Area	SVC - Central Simi
Subdivision	Stonegate (Fletcher)-314 - 1002802
City	Simi Valley
County	Ventura
Zip Code	93065

Amenities

Utilities	Overhead Utilities
Parking Spaces	2
Parking	Concrete, Door-Multi, Driveway, Garage, Garage Door Opener, Boat
# of Garages	2
Garages	Concrete, Door-Multi, Driveway, Garage, Garage Door Opener, Boat
View	Hills
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco, Copper Plumbing
Lot Description	Back Yard, Lawn, Landscaped, Level, Sprinklers None
Windows	Double Pane Windows, Custom Covering(s)
Construction	Stucco, Copper Plumbing

Interior

Interior	Carpet, Laminate
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Recessed Lighting, Loft, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Gas Water Heater, Microwave, Gas Cooking, Range
Heating	Central, Natural Gas
Cooling	Central Air
# of Stories	2
Stories	Two

School Information

District	Simi Valley Unified
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Additional Information

Date Listed	November 13th, 2025
Days on Market	37
Zoning	RM-4.15
Short Sale	N
RE / Bank Owned	N

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