

# **\$880,000 - 705 Wishard Avenue, Simi Valley**

MLS® #225005831

**\$880,000**

4 Bedroom, 3.00 Bathroom, 2,030 sqft

Residential on 1 Acres

N/A, Simi Valley,

Experience peaceful cul-de-sac living on an expansive 40,075 sq ft lot at 705 Wishard, a beautifully updated 4-bedroom, 3-bathroom home offering 2,030 sq ft of stylish and comfortable living space. Thoughtfully improved inside and out, this property provides both modern convenience and exceptional privacy. The home features a freshly painted interior and exterior, creating a clean and updated feel throughout. The main level includes a highly desirable full downstairs bedroom and bathroom, perfect for guests, multigenerational living, or a private office. A whole house fan adds energy-efficient comfort across the seasons. The spacious kitchen and living areas flow seamlessly for everyday living and entertaining, while large windows frame views of the vast property beyond. Outdoors, the possibilities are endless--garden, expand, build, or simply enjoy the serenity of your oversized lot. Multiple fruit trees, including pear, orange, and avocado, add charm and homegrown convenience. The generous lot also offers RV access, providing exceptional flexibility for recreational vehicles, storage, or additional future use. Additional upgrades include a new Tesla EV charger and modern touches throughout the home, making it move-in ready with valuable long-term benefits. Located at the end of a quiet cul-de-sac, this property offers rare space, privacy, and versatility--an exceptional opportunity in a sought-after setting.



Built in 1965

## Essential Information

MLS® #	225005831
Price	\$880,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,030
Acres	0.92
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Gavin Lindeen
Listing Office	Pinnacle Estate Properties, Inc.

## Community Information

Address	705 Wishard Avenue
Area	SVW - West Simi
Subdivision	N/A
City	Simi Valley
County	Ventura
Zip Code	93065

## Amenities

Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Hills

## Exterior

Exterior	Stone, Stucco
Lot Description	Back Yard, Cul-De-Sac, Irregular Lot, Lawn
Windows	Double Pane Windows
Construction	Stone, Stucco

## Interior

Interior	Carpet, Wood
Interior Features	Bedroom on Main Level, Pantry, Separate/Formal Dining Room
Appliances	Dishwasher, Gas Cooking, Microwave
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

## Additional Information

Date Listed	December 4th, 2025
Days on Market	29
Zoning	RM-4.15
Short Sale	N
RE / Bank Owned	N

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