

\$975,000 - 3309 Los Nogales Road, Simi Valley

MLS® #226000397

\$975,000

4 Bedroom, 3.00 Bathroom, 2,600 sqft
Residential on 0 Acres

N/A, Simi Valley,

Few properties offer the kind of flexibility, privacy, and opportunity found at 3309 Los Nogales Road. Whether you're a family seeking space to spread out, a multi-generational household looking for thoughtful separation, or an investor exploring income potential, this single-story ranch-style property delivers a rare, multi-structure living experience designed to adapt to a wide range of needs. Set on a private, lightly traveled road with no HOA, the fully fenced grounds are surrounded by lush landscaping, creating a peaceful and secluded setting that feels worlds away, yet remains convenient to everyday amenities. Ample driveway and RV parking further enhance the property's functionality and freedom of use. The approximately 1,600 SF main residence is rich with charm, featuring original hardwood flooring, recessed lighting, and classic beadboard details throughout. A tastefully remodeled kitchen offers granite countertops, newly painted cabinetry with updated hardware, stainless steel appliances, and a brand-new dishwasher, ideal for both daily living and entertaining. The primary suite has been expanded to include an added primary bathroom and a spacious walk-in closet, while central air conditioning, upgraded windows, and a newer tankless water heater provide modern comfort. Adding exceptional value is the approximately 850 SF studio residence, complete with its own bedroom, bathroom, kitchen, dedicated laundry room, and private patio - perfect for extended family,



guests, rental income, or a private retreat. A detached approximately 250 SF structure, currently service as an office, offers an ideal work-from-home or creative space, complemented by extensive storage options including 3 large on-site storage units. Outdoor spaces are equally inviting, with mature fruiting trees, established gardens, and charming areas designed for relaxation, play, and entertaining. An oversized chicken coop adds a unique homestead touch, while the fully fenced setting enhances privacy throughout. This is a truly special opportunity to own a property that offers freedom, flexibility, and long-term potential, beautifully suited for today's evolving lifestyles.

Built in 1962

Essential Information

MLS® #	226000397
Price	\$975,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,600
Acres	0.48
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Style	Custom, Ranch
Status	Closed
Listing Agent	Stephanie Gavin
Listing Office	Keller Williams Westlake Village

Community Information

Address	3309 Los Nogales Road
Area	SVC - Central Simi
Subdivision	N/A
City	Simi Valley

County	Ventura
Zip Code	93063

Amenities

Parking	On Street, Driveway, Guest
Garages	On Street, Driveway, Guest

Exterior

Lot Description	Corner Lot, Drip Irrigation/Bubblers, Ranch
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Interior

Interior	Wood
Interior Features	All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Recessed Lighting, Separate/Formal Dining Room
Appliances	Dishwasher, Refrigerator, Double Oven, Freezer, Range, Range Hood
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

Additional Information

Date Listed	January 27th, 2026
Days on Market	22
Zoning	RM-3.11
Short Sale	N
RE / Bank Owned	N

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