

# \$759,000 - 2968 Royal Avenue, Simi Valley

MLS® #226001324

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## \$759,000

4 Bedroom, 3.00 Bathroom, 1,526 sqft  
Residential on 0 Acres

N/A, Simi Valley,

A Refined Tri-Pointe Residence with Whiteface Mountain Views -- Elevated Living in Central/West Simi Valley Discover a rare and sophisticated offering within one of Central Simi Valley's most charming and private enclaves--a beautifully appointed Tri-Pointe residence that effortlessly blends elevated design with everyday livability. Tucked inside a peaceful, self-contained community, this light-filled home welcomes you with a sense of calm, privacy, and understated elegance. Thoughtfully designed, the versatile floor plan features three spacious bedrooms upstairs, complemented by a main-level bedroom or flex space--ideal as a private office, guest suite, or multigenerational living option. Sunlight pours through the interiors, highlighting refined finishes, including custom 4-inch shutters that add both warmth and architectural polish. The kitchen presents a clean, modern aesthetic with newer appliances, sleek stainless-steel accents, and a seamless connection to the dining area. A glass door extends the living experience outdoors, revealing one of the largest and most inviting backyards in the community--a true private sanctuary. Designed for both entertaining and relaxation, the outdoor space showcases a generous paver patio, lush lawn, and curated landscaping. Mature plantings of lemon, plumeria, jasmine, and fuchsia create a vibrant yet tranquil retreat, while thoughtful additions such as a pet door and optional catio enhance everyday ease. Upstairs, durable



flooring and an open, airy feel continue throughout. From the primary suite, enjoy picturesque views of Whiteface Mountain--an inspiring natural backdrop that elevates daily living and brings a sense of serenity right to your window. Perfectly positioned, this exceptional residence offers convenient access to top-rated schools, dining, grocery stores, specialty markets, and shopping. Outdoor enthusiasts will appreciate close proximity to the Arroyo Simi Equestrian Center, nearby parks, and easy access to the 118 freeway--making both recreation and commuting effortlessly accessible. Every detail of this home reflects a harmonious balance of style, comfort, and functionality--delivering a living experience that is both refined and inviting.

Built in 2012

### **Essential Information**

MLS® #	226001324
Price	\$759,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,526
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Deborah Gates
Listing Office	eXp Realty of Greater Los Angeles Inc.

### **Community Information**

Address 2968 Royal Avenue

Area	SVC - Central Simi
Subdivision	N/A
City	Simi Valley
County	Ventura
Zip Code	93065

### **Amenities**

Amenities	Picnic Area, Playground
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Mountain(s)
Security	Carbon Monoxide Detector(s)

### **Exterior**

Exterior	Copper Plumbing
Lot Description	Back Yard, Cul-De-Sac, Greenbelt
Windows	Double Pane Windows
Construction	Copper Plumbing

### **Interior**

Interior	Wood
Interior Features	Separate/Formal Dining Room, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Range Hood
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	March 21st, 2026
Days on Market	20
Zoning	rpd
Short Sale	N
RE / Bank Owned	N

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