

# **\$800,000 - 1468 Los Amigos Avenue, Simi Valley**

MLS® #25522051

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## **\$800,000**

3 Bedroom, 2.00 Bathroom, 1,475 sqft  
Residential on 0 Acres

N/A, Simi Valley,

We are pleased to present for sale a delightful and charming home located at 1468 Los Amigos Avenue in Simi Valley, CA 93065. The home is 3 bedrooms / 2 bathrooms, a large living room and dining area, that encompasses 1475 square foot building. It comes with a large car garage. The backyard has ample space and beautiful views. The lot is 7,840 square feet and is zoned RM-3.7-8. The home has central air and heat as well as copper plumbing and the pitched roof is newer that was put in approximately 6 years ago. The property encompasses a water softening system. As you enter the front door you have a hallway that leads you to the kitchen on the left. The kitchen has beautiful hardwood cabinetry, granite countertops, natural sunlight, and leads into the dining area. Adjacent to the dining area is the well-lit spacious living room featuring a cozy central fireplace. The living room has double doors that lead into the backyard. As you exit the living room to the right and make your down the hallway you have a full bathroom with natural skylight. Across the two spacious bedrooms is the primary room. The primary bedroom features a large closet, luxurious ensuite bath with two sinks. The property has been well maintained, and one can truly appreciate the warmth and elegance of the residence. Simi Valley offers unparalleled convenience in one of cities most desirable areas. Walking distance to a number of various amenities including cultural attractions,



shopping centers, employment opportunities, and spiritual centers. Simi Valley is a diverse and vibrant neighborhood known for its thriving real estate market, rich cultural heritage, and close-knit community appeal. This thriving residential community offers a unparalleled and unique blend of urban convenience, various amenities, coupled with and a strong sense of a great community. The location has a diverse population, and this vibrant mix of cultures is reflected in the local businesses, cultural events, restaurants, and enables it to create a dynamic and inclusive atmosphere that celebrates its robust diversity. The neighborhood is home to an assortment of boutiques, shops and restaurants, offering a diverse range of cuisines and shopping experiences.

Built in 1964

**Essential Information**

MLS® #	25522051
Price	\$800,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,475
Acres	0.18
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Meir Frydman
Listing Office	KW SELA

**Community Information**

Address	1468 Los Amigos Avenue
Area	SVW - West Simi
Subdivision	N/A

City	Simi Valley
County	Ventura
Zip Code	93065

### Amenities

Parking Spaces	2
Parking	Driveway
Garages	Driveway
View	City Lights, Hills, Mountain(s), Panoramic
Pool	None

### Interior

Interior	Carpet, Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Walk-In Closet(s), Ceiling Fan(s), Eat-in Kitchen
Appliances	Dishwasher, Disposal, Gas Oven, Refrigerator, Dryer, Gas Range, Microwave, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### Additional Information

Date Listed	April 7th, 2025
Days on Market	14
Zoning	RM-3.7-8
Short Sale	N
RE / Bank Owned	N

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