

# \$750,000 - 3989 Frandon Court, Simi Valley

MLS® #25548159

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## \$750,000

3 Bedroom, 2.00 Bathroom, 1,436 sqft

Residential on 0 Acres

N/A, Simi Valley,

On a peaceful cul-de-sac in the heart of Simi Valley, 3989 E Frandon offers comfort, charm, and value in a well-maintained single-story home. With vaulted ceilings and a cozy fireplace, the spacious living room provides an inviting atmosphere for everyday living and entertaining. This 3-bedroom, 2-bathroom home features a thoughtfully laid-out floor plan, including a primary suite with its own en-suite bathroom for added privacy. The kitchen comes equipped with all major appliances including a refrigerator, gas stove, dishwasher, washer, and dryer - as well as a reverse osmosis water filtration system, all included in the sale. Flooring, windows, and roof were updated in 2019, and a newer water heater was installed in 2023. Step outside to enjoy a private backyard with a covered patio. The two-car garage includes an EV charger, and there's ample space for additional parking in the driveway. The home is located next to a scenic bike and walking path, with easy access to the park.



Built in 1972

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | 25548159  |
| Price      | \$750,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |

|                |                         |
|----------------|-------------------------|
| Square Footage | 1,436                   |
| Acres          | 0.12                    |
| Year Built     | 1972                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Ranch                   |
| Status         | Closed                  |
| Listing Agent  | Cody Carras             |
| Listing Office | The Agency              |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3989 Frandon Court |
| Area        | SVC - Central Simi |
| Subdivision | N/A                |
| City        | Simi Valley        |
| County      | Ventura            |
| Zip Code    | 93063              |

### Amenities

|                |                    |
|----------------|--------------------|
| Parking Spaces | 4                  |
| Parking        | Garage, Door-Multi |
| # of Garages   | 2                  |
| Garages        | Garage, Door-Multi |
| View           | Mountain(s)        |
| Pool           | None               |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Cathedral Ceiling(s), Ceiling Fan(s), High Ceilings, Walk-In Closet(s) |
| Appliances        | Dishwasher, Refrigerator, Dryer, Washer, Disposal, Water Purifier      |
| Heating           | Central  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| Fireplaces        | Family Room  |
| # of Stories      | 1  |
| Stories           | One  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 32             |

|                 |        |
|-----------------|--------|
| Zoning          | RM-5.5 |
| Short Sale      | N      |
| RE / Bank Owned | N      |

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