

# **\$1,299,999 - 2951 Reservoir Drive, Simi Valley**

MLS® #BB25083097

**\$1,299,999**

3 Bedroom, 3.00 Bathroom, 3,004 sqft

Residential on 0 Acres

Unknown, Simi Valley,

Exceptional Single-Story Home in one of Simi Valley's Most Coveted Neighborhoods.

Rarely does a home become available in this highly sought-after Simi Valley tract and this stunning Robin Model estate built in 2014 by Richmond American is a true standout.

Located on a spacious 11,325 sq. ft. corner lot, this beautifully designed one-story home offers 3 bedrooms, 3 bathrooms, over 3,000 square feet of living space, a 3-car garage and NO STEPS!.



From the moment you step inside, you'll notice the soaring ceilings and open-concept layout that perfectly blends elegance and functionality. The expansive great room is ideal for entertaining, featuring a gas fireplace, built-in wet bar and direct access to the backyard through sliding glass doors. The heart of the home is the gourmet chef's kitchen, complete with an oversized island with breakfast bar seating, abundant cabinetry, huge walk-in pantry, double ovens, and seamless flow to the rear covered patio perfect for indoor/outdoor living. The formal dining area features a built-in wine room and a butler's pantry.

The primary suite is a true retreat with tall ceilings and backyard views. The luxurious ensuite spa-style bathroom boasts dual sinks, a walk-in shower, elegant sunken tub, private toilet room, and a spacious walk-in closet.

The second bedroom is ideal for a mother-in-law suite with access just off the front entry. It features a full ensuite bathroom with a walk-in jetted sit-down tub/shower, a walk-in closet, and an oversized office with custom built-in bookshelves and desk — perfect for extended family or guests needing their own space.

Additional highlights include a dedicated laundry room with ample cabinetry, dual-pane windows, copper plumbing, and a fully paid-off solar system for energy efficiency. The professionally landscaped yard with raised garden beds, fruit trees, block wall fencing, and covered patio complete the outdoor experience.

All this, just minutes from Simi Valley Hospital, convenient freeway access, shopping centers, and the popular Lemon Park. This is a rare opportunity to own a home in one of Simi Valley's most desirable neighborhoods — don't miss it!

Built in 2014

## Essential Information

MLS® #	BB25083097
Price	\$1,299,999
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,004
Acres	0.26
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Brenda Hailey

Listing Office eXp Realty of Greater Los Angeles, Inc.

## Community Information

Address 2951 Reservoir Drive  
Area SVC - Central Simi  
Subdivision Unknown  
City Simi Valley  
County Ventura  
Zip Code 93065

## Amenities

Amenities Management, Other  
Utilities Electricity Connected, Sewer Connected, Water Connected  
Parking Spaces 3  
Parking Driveway, Garage  
# of Garages 3  
Garages Driveway, Garage  
View Neighborhood  
Pool None  
Security Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Brick, Stucco  
Lot Description ZeroToOneUnitAcre, Lawn, Sprinkler System, Street Level, Yard, Corner Lot, Landscaped  
Windows Double Pane Windows  
Roof Tile  
Construction Brick, Stucco  
Foundation Slab

## Interior

Interior Carpet, Tile  
Interior Features Open Floorplan, Pantry, Primary Suite, Walk-In Closet(s), Block Walls, In-Law Floorplan, Walk-In Pantry, Wet Bar, Wine Cellar  
Appliances Electric Oven, Gas Range, Range Hood, Convection Oven, Water To Refrigerator  
Heating Central, Fireplace(s), Solar  
Cooling Central Air  
Fireplace Yes

Fireplaces	Family Room, Gas
# of Stories	1
Stories	One

## School Information

District	Simi Valley Unified
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## Additional Information

Date Listed	February 2nd, 2025
Days on Market	11
Short Sale	N
RE / Bank Owned	N

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