

\$699,999 - 2213 Dogwood Street, Simi Valley

MLS® #BB25192262

\$699,999

3 Bedroom, 2.00 Bathroom, 1,120 sqft
Residential on 0 Acres

Valley Vista (184), Simi Valley,

Welcome to 2213 Dogwood Street, Simi Valley
â€“ A Charming Home with Unlimited
Potential!

This fantastic cosmetic fixer with a LARGE BACKYARD has HUGE upside potential â€“ and is the perfect starter home or investment property! All main systems have been updated in recent years, just waiting for your finishing touches!! Amazing neighborhood. Nestled near award-winning Vista elementary school, this charming 3-bedroom, 2-bathroom home offers 1,120 sq. ft. of well-maintained living space, situated on an expansive 7,700+ sq. ft. corner lot. With a prime location and countless upgrades, this home is brimming with possibilities for any buyer seeking both comfort and potential.

Recent improvements and upgrades include a remodeled kitchen and updated bathrooms. The kitchen boasts granite countertops, a beautiful backsplash, and an open bar connecting to the dining room, perfect for entertaining. The newly remodeled primary bath features a tile shower, sleek new sink, toilet, and tile flooring. Plumbing & Waste System (2024) Entire home has been updated with new ABS waste system from the city throughout the home. Copper supply plumbing added in 2012. HVAC & Insulation - 13 SEER cooling system, with an updated re-charge in August 2025. Fully insulated walls and ceilings, including the garage. Roof replaced prior to current ownership in 2013. Modern Appliances & Fixtures (2024) New fridge,



garbage disposal, plumbing fixtures, and a tanked gas water heater installed in 2024. The home features hardwood and tile flooring throughout with dual pane windows too! Finally, the spacious corner lot offers potential for RV access and room for future expansion. Whether you're looking for a place to settle down or an opportunity to expand in the future, this property has it all! Donâ€™t miss out on this exceptional opportunity! Contact us today for more details or to schedule a private tour.

Built in 1961

Essential Information

MLS® #	BB25192262
Price	\$699,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.17
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Arto Poladian
Listing Office	Redfin Corporation

Community Information

Address	2213 Dogwood Street
Area	SVC - Central Simi
Subdivision	Valley Vista (184)
City	Simi Valley
County	Ventura
Zip Code	93065

Amenities

Parking Spaces	2
Parking	Direct Access, Driveway, Garage Faces Front, Garage, Paved, Concrete

# of Garages	2
Garages	Direct Access, Driveway, Garage Faces Front, Garage, Paved, Concrete
View	None
Pool	None

Exterior

Exterior	Copper Plumbing
Lot Description	Back Yard, Front Yard
Roof	Shingle, Asphalt
Construction	Copper Plumbing

Interior

Interior	Tile, Wood
Interior Features	Ceiling Fan(s), Granite Counters, Pantry, Recessed Lighting, Storage, Unfurnished, All Bedrooms Down, Walk-In Closet(s), Attic, Crown Molding, Phone System
Appliances	Dishwasher, Gas Oven, Gas Range, Gas Water Heater, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Simi Valley Unified
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Additional Information

Date Listed	August 29th, 2025
Days on Market	10
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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