

\$824,000 - 1386 Rio Vista Court, Simi Valley

MLS® #OC25082315

\$824,000

3 Bedroom, 2.00 Bathroom, 1,655 sqft

Residential on 0 Acres

N/A, Simi Valley,

This charming corner-lot home offers comfortable living, a desirable location and a suite of delightful features. Nested against a cul-de-sac in a peaceful neighborhood, this property's deep front lawn faces a residential avenue leading to the community park. Walking distances from Mayfair Park and Park View Elementary School and just a short drive from local grocery stores, shopping centers and Moorpark Community College. With quick access to the 23 and 118 freeways, Thousand Oaks, Westlake, Agoura Hills or the San Fernando Valley are easily within reach.

Inside, this home is open and airy, thanks to high ceilings, broad views and an unobstructed flow between living spaces. Abundant storage is pervasive in this house. It begins with an entry coat closet, spreads floor-to-ceiling with kitchen cabinets and pull-out shelves, continues down the hallway lined with linen closets, and does not end with the spacious bedroom closets. The two-car garage is equipped with a full work bench, 120 and 240 volt outlets and additional shelving. An exterior shed provides even more storage space. The large backyard patio, complete with retractable awning, is an ideal setting to dine al fresco or grill. Gaze out open windows into this private, easy care yard with views of lush greenery, garden flowers, fruiting trees, and captivating sunset views right from the dinner table. The eat-in kitchen has a new, full-sized mounted microwave, dishwasher,



disposal and Caesarstone counter tops.

Additional highlights include a wood burning fireplace, a jetted walk-in tub, an XL locking mail box, and great space for an in-home office! This home stays cool into the late mornings due to double pane windows throughout. The primary suite has been newly refreshed from top to bottom with recessed lighting in the high ceiling, his and her sinks, paint, flooring, and a walk-in closet. Enjoy home security features such as a motion sensitive light over the front driveway and the option to carry over an existing wired security service. This lovable gem won't be available for long so don't miss your chance to see it!

Built in 1983

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | OC25082315 |
| Price | \$824,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,655 |
| Acres | 0.16 |
| Year Built | 1983 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Contemporary |
| Status | Closed |
| Listing Agent | Natalie Bruso |
| Listing Office | Keller Williams Legacy |

Community Information

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|-------------|----------------------|
| Address | 1386 Rio Vista Court |
| Area | SVW - West Simi |
| Subdivision | N/A |

City Simi Valley
County Ventura
Zip Code 93065

Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Phone Available
Parking Spaces 4
Parking Concrete, Driveway, Garage Faces Front, Garage, Garage Door Opener, Workshop in Garage, Direct Access, Door-Single, Driveway Up Slope From Street, Storage
of Garages 2
Garages Concrete, Driveway, Garage Faces Front, Garage, Garage Door Opener, Workshop in Garage, Direct Access, Door-Single, Driveway Up Slope From Street, Storage
View Neighborhood
Pool None
Security Prewired

Exterior

Exterior Features Rain Gutters, Awning(s), Lighting
Lot Description ZeroToOneUnitAcre, Corner Lot, Cul-De-Sac, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Sprinkler System, Yard, Garden, Near Park, Sprinklers Timer, Street Level
Windows Double Pane Windows, Blinds, Screens
Roof Composition
Foundation Slab

Interior

Interior Carpet, Vinyl
Interior Features Cathedral Ceiling(s), High Ceilings, Pantry, Recessed Lighting, Storage, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Entrance Foyer, Unfurnished
Appliances Dishwasher, Freezer, Disposal, Gas Oven, Gas Range, Ice Maker, Microwave, Refrigerator, Vented Exhaust Fan, Water Heater, Dryer, Washer, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Gas Water Heater, Water To Refrigerator
Heating Central
Cooling Central Air
Fireplace Yes

| | |
|--------------|--|
| Fireplaces | Family Room, Gas Starter, Wood Burning |
| # of Stories | 1 |
| Stories | One |

School Information

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|----------|---------------------|
| District | Simi Valley Unified |
| High | Royal |

Additional Information

| | |
|-----------------|-----------------|
| Date Listed | April 9th, 2025 |
| Days on Market | 36 |
| Zoning | RL-2.92FC |
| Short Sale | N |
| RE / Bank Owned | N |

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