

# **\$720,000 - 2660 Tumbleweed Avenue, Simi Valley**

MLS® #OC25133054

**\$720,000**

3 Bedroom, 2.00 Bathroom, 1,153 sqft

Residential on 0 Acres

Brighton Manor (213), Simi Valley,

JUST REDUCED AGAIN!!! (Oct. 1st.) -- THIS FIXER IS PRICED TO SELL!!! Don't miss this opportunity to make it your own! Welcome to this Brighton-Manor Single Level, 3-bedroom, 1.75 bath Pool home in the heart of Simi Valley! This very secluded, private and large backyard has a sparkling Pool and Spa which is surrounded by lush green trees. The wrought-iron gate makes it a private entry to the home which is 1,153 sq. feet with lots of natural light with an open floor plan. The home was built in 1985 and has NO HOA's! The sparkling Pool was recently re-plastered and is perfect to swim laps. With the cozy brick sitting area outside, there is lots of room to entertain. There is a built-in outdoor barbecue and sink with room to add a built-in refrigerator. The large covered patio is near the outside solarium room. You can enter the expansive backyard from the primary bedroom which has large dual-pane glass slider. The primary bedroom is spacious with high ceilings, recessed lighting and wall to wall closet space. It also has an en-suite bathroom with dual sinks. There is an extra room in the garage which could be an office or room for storage. The living room has a brick fireplace, along with recessed lighting, high ceilings and direct access through large sliding french door to the solarium room which enters this amazing backyard! This is a wonderful opportunity to make it your own. The home is centrally located north of the 118 freeway, near schools, parks, shopping and medical



center.

Built in 1985

## Essential Information

MLS® #	OC25133054
Price	\$720,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,153
Acres	0.11
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Gay McElwaine
Listing Office	Luxre Realty, Inc.

## Community Information

Address	2660 Tumbleweed Avenue
Area	SVC - Central Simi
Subdivision	Brighton Manor (213)
City	Simi Valley
County	Ventura
Zip Code	93065

## Amenities

Utilities	Natural Gas Available, Natural Gas Connected, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking Spaces	4
Parking	Concrete, Direct Access, Driveway, Garage, Garage Door Opener, Garage Faces Front
# of Garages	2
Garages	Concrete, Direct Access, Driveway, Garage, Garage Door Opener, Garage Faces Front
View	None
Has Pool	Yes
Pool	In Ground, Private

Security Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Features Barbecue  
Lot Description ZeroToOneUnitAcre  
Windows Bay Window(s), Double Pane Windows, Garden Window(s)  
Roof Concrete, Tile  
Foundation Slab

## Interior

Interior Carpet, Laminate  
Interior Features All Bedrooms Down, Ceiling Fan(s), High Ceilings, Open Floorplan, Recessed Lighting, Tile Counters  
Appliances Gas Range, Microwave, Water Heater  
Heating Central, Fireplace(s), Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
Fireplaces Living Room  
# of Stories 1  
Stories One

## School Information

District Simi Valley Unified

## Additional Information

Date Listed June 12th, 2025  
Days on Market 127  
Zoning RMOD-6.0  
Short Sale N  
RE / Bank Owned N

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