

# **\$5,500 - 2206 Stinson Street, Simi Valley**

MLS® #SB25013026

**\$5,500**

3 Bedroom, 2.00 Bathroom, 1,500 sqft

Residential Lease on 0 Acres

Valley West (Royal/Sycamore) (307), Simi Valley,

## **FURNISHED WITH ALL AMENITIES**

Beautifully Furnished 3-Bedroom, 2-Bath Home WITH AC in Prime Simi Valley Location Welcome to your perfect home away from home in the heart of Simi Valley! This fully furnished, 1,500 sq. ft. gem offers comfort, convenience, and modern amenities in a serene, family-friendly neighborhood.

### **Features You'll Love**

#### **Living Spaces:**

- A cozy living room with a sectional sofa and flat-screen TV opens to a patio for al fresco dining under romantic string lights.
- Bright sunroom with ample natural light, furnished with a sofa, lounge chair, and a flat-screen TV, providing a relaxing space with backyard views.

#### **Bedrooms & Bathrooms:**

- Primary Bedroom: Spacious king-sized bed, dresser, flat-screen TV, and an ensuite bathroom with a walk-in shower.

- Two Additional Bedrooms: Each featuring queen-sized beds, large closets, and thoughtful decor for restful nights.

#### **Kitchen & Dining:**

- Fully equipped kitchen with a dishwasher, refrigerator, microwave, stove, and an attached laundry room for added convenience.
- Dining area with seating for six, perfect for hosting family or friends.

#### **Outdoor Living:**

- Spacious backyard with a seating area around a fire pit, drought-tolerant landscaping, and an orange tree for a touch of nature.



• Patio with a dining area to enjoy California's beautiful weather year-round.

#### Location Perks

This charming home is within walking distance from both public and private schools, making it ideal for families. Situated in Simi Valley, you'll enjoy:

• A welcoming community with plenty of parks and recreational activities.

• Close proximity to shopping, dining, and entertainment options.

All linens, and kitchen amenities are included.

#### Extra Amenities

• Two-car garage with one space converted into a climate-controlled office and sauna, plus two additional parking spaces outside.

• Utilities, Wi-Fi/internet, trash, and water are active and will be billed monthly

Housekeeping service can be provided

• Bi-monthly gardener

Built in 1964

### Essential Information

MLS® #	SB25013026
Price	\$5,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,500
Acres	0.14
Year Built	1964
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Willie Baronet
Listing Office	Coastal Vacation Estates, Inc.

### Community Information

Address	2206 Stinson Street
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Area	SVC - Central Simi
Subdivision	Valley West (Royal/Sycamore) (307)
City	Simi Valley
County	Ventura
Zip Code	93065

## Amenities

Utilities	See Remarks
Parking Spaces	2
# of Garages	2
View	Neighborhood
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior Features	Separate/Formal Dining Room, All Bedrooms Down
Heating	Forced Air
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Simi Valley Unified
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## Additional Information

Date Listed	January 18th, 2025
Days on Market	18
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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