

\$1,299,000 - 2778 Yokuts Court, Simi Valley

MLS® #SR24182335

\$1,299,000

4 Bedroom, 4.00 Bathroom, 3,232 sqft

Residential on 0 Acres

Montaire @ Altiva (397), Simi Valley,

New Price! Welcome to the Montaire Estate community on the charming hilltop of East Simi Valley! This Spanish style villa offers a picturesque and tranquil setting with valley and sunset views. This approximately 6,024 sq ft lot on a cul de sac, features neat landscaping, creating a warm and inviting atmosphere. As you step inside the approximately 3,232 sq ft living space you will be greeted by an open, airy, and bright floor plan with soaring ceilings and beautiful engineered wood floors. The main level opens to a spacious living area with walk-in bar equipped with granite counters, wine cooler, beer kegerator with working tap. A private en-suite office sits just off the entry and offers a quiet place to work or retreat. The formal dining room has ample room to entertain with French doors that open to the backyard retreat. The gourmet kitchen is a chef's dream, complete with granite countertops, tile backsplash, ample cabinet space, and a large granite topped island for culinary creations and entertaining. Adjacent to the kitchen, the spacious yet cozy gathering room that features a newly remodeled gas fireplace and hearth and offers views of the resort-style backyard. This outdoor haven features an oversized pebble-finished spa or pool with cascading waterfall, fireplace, custom hardscape and lush flowering accents. A powder room and fully equipped laundry room with plenty of cabinets and counterspace are found just off the gathering room. A spacious 3 car garage completes the main



level. Upstairs, the primary suite offers a private retreat with a spa-like ensuite bathroom with stone tiled dual vanities, a large sunken tub, large stone tiled shower, marble flooring, and dual walk-in closets. Three additional bedrooms offer comfort and style, each featuring ample closet space and natural light. An additional full bath and large student desk with cabinets built into the landing complete the upstairs level. This stunning home upgrades including dual-paned windows with Plantation Shutters throughout, whole house fan and water filter, solar panels. The Montaire HOA is currently in the process of becoming a gated community, adding an extra layer of security to this already desirable neighborhood.

Built in 2000

Essential Information

| | |
|----------------|-------------------------------|
| MLS® # | SR24182335 |
| Price | \$1,299,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 3,232 |
| Acres | 0.14 |
| Year Built | 2000 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Spanish |
| Status | Closed |
| Listing Agent | Cindy Royall Libonati |
| Listing Office | Sothebys International Realty |

Community Information

| | |
|---------|-------------------|
| Address | 2778 Yokuts Court |
| Area | SVE - East Simi |

| | |
|-------------|-------------------------|
| Subdivision | Montaire @ Altiva (397) |
| City | Simi Valley |
| County | Ventura |
| Zip Code | 93063 |

Amenities

| | |
|----------------|---|
| Amenities | Insurance, Maintenance Grounds, Management |
| Utilities | Electricity Connected, Sewer Connected, Water Connected, Natural Gas Connected |
| Parking Spaces | 5 |
| Parking | Driveway, Garage Faces Front, Garage, Concrete, Direct Access, Door-Multi, Garage Door Opener, Off Street, Paved, Private |
| # of Garages | 3 |
| Garages | Driveway, Garage Faces Front, Garage, Concrete, Direct Access, Door-Multi, Garage Door Opener, Off Street, Paved, Private |
| View | Hills, Mountain(s) |
| Pool | None |
| Security | Carbon Monoxide Detector(s) |

Exterior

| | |
|-----------------|--|
| Exterior | Stucco, Copper Plumbing |
| Lot Description | Street Level, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Level, Paved, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System, Walkstreet, Yard |
| Windows | Screens, Double Pane Windows, ENERGY STAR Qualified Windows, Plantation Shutters, Tinted Windows |
| Roof | Spanish Tile |
| Construction | Stucco, Copper Plumbing |
| Foundation | Slab |

Interior

| | |
|-------------------|--|
| Interior | Carpet, Stone, Tile, Wood |
| Interior Features | Breakfast Bar, Cathedral Ceiling(s), Ceiling Fan(s), Entrance Foyer, Granite Counters, High Ceilings, Loft, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Two Story Ceilings, Walk-In Closet(s) |
| Appliances | Dishwasher, Disposal, Double Oven, Dryer, Electric Oven, Gas Cooktop, Microwave, Refrigerator, Washer, Water Heater, Water To Refrigerator |
| Heating | Central, Fireplace(s), Forced Air |
| Cooling | Attic Fan, Central Air, Whole House Fan |
| Fireplace | Yes |

| | |
|--------------|---|
| Fireplaces | Family Room, Gas, Gas Starter, Outside, Raised Hearth |
| # of Stories | 2 |
| Stories | Two |

School Information

| | |
|------------|---------------------|
| District | Simi Valley Unified |
| Elementary | White Oak |
| Middle | Valley View |
| High | Simi |

Additional Information

| | |
|-----------------|---------------------|
| Date Listed | September 3rd, 2024 |
| Days on Market | 146 |
| Short Sale | N |
| RE / Bank Owned | N |

Based on information from California Regional Multiple Listing Service, Inc. as of February 16th, 2026 at 1:55am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.