

\$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 chefâ€™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 spool 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

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