

# \$1,599,990 - 2022 Casual Court, Simi Valley

MLS® #SR25004094

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## \$1,599,990

4 Bedroom, 3.00 Bathroom, 2,339 sqft  
Residential on 2 Acres

Bridle Path (New) (316), Simi Valley,

Nestled in the equestrian-friendly community of Bridal Path, this stunning 4-bedroom, 3-bathroom home offers the perfect blend of city convenience and country charm. Situated on 1.5 acres on a tranquil cul-de-sac, this property is a true haven for horse lovers and all your toys. Remodeled and updated, this home features a 3-car garage and a salt water heated pool/spa with breathtaking views of Mountain Park. The backyard is a dream for entertaining, boasting an expansive multi-level patio and deck area, a fire pit, and space for al fresco dining—all set against picturesque sunsets. Equestrian amenities abound. A large, flat grassy area is ideal to conversion into an arena or turnout. The property includes a barn currently used as a workshop, which can easily be restored to its original 4-stall configuration. There's also a chicken coop, a vegetable garden area, and a seasonal creek accessible via steps from the oversized parking area, which provides plenty of room for horse trailers, RVs, and other toys. The home's interior is just as impressive, with elegant features such as vaulted ceilings, granite and stone countertops, recessed lighting, and custom fixtures. The spacious primary en-suite is a retreat of its own, offering stunning views, a walk-in closet, and a stand alone soaking tub and shower. Additional highlights include a double-door entry, tankless water heater, 2 Toto bidet toilets with warming features, and a separate laundry room. This property combines privacy,



functionality making it a must-see. Donâ€™t miss the opportunity to call this serene oasis home!

Built in 1985

**Essential Information**

MLS® #	SR25004094
Price	\$1,599,990
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,339
Acres	1.53
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Marilyn Bennett
Listing Office	Equity Union

**Community Information**

Address	2022 Casual Court
Area	SVW - West Simi
Subdivision	Bridle Path (New) (316)
City	Simi Valley
County	Ventura
Zip Code	93065

**Amenities**

Amenities	Call for Rules, Horse Trails, Pet Restrictions, Trail(s)
Utilities	Sewer Connected
Parking Spaces	6
Parking	Direct Access, Driveway, Garage
# of Garages	3
Garages	Direct Access, Driveway, Garage
View	Hills, Mountain(s), Trees/Woods, Pool
Has Pool	Yes

Pool	Fenced, In Ground, Private, Heated
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Features	Awning(s), Lighting, Rain Gutters
Lot Description	Cul-De-Sac, Horse Property, Sprinklers Timer, Sprinkler System, Landscaped, Sprinklers In Front, Sprinklers In Rear

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Recessed Lighting, Walk-In Closet(s), Breakfast Bar, Built-in Features, Granite Counters, Pantry, Primary Suite, Stone Counters
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Electric Cooktop, Electric Oven, Tankless Water Heater
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Family Room
# of Stories	2
Stories	Two

## School Information

District	Simi Valley Unified
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## Additional Information

Date Listed	January 22nd, 2025
Days on Market	9
Zoning	RL-0.24-H
Short Sale	N
RE / Bank Owned	N

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