

\$799,000 - 2960 Royal Avenue, Simi Valley

MLS® #SR25021389

\$799,000

4 Bedroom, 3.00 Bathroom, 1,565 sqft

Residential on 0 Acres

Greenbriar (367), Simi Valley,

This beautiful home is nestled in a great neighborhood in one of Simi Valley's most sought-after communities, Greenbriar, and as soon as you lay your eyes on it you'll immediately recognize the owner's true "Pride-Of-Ownership." Here are just a few of its many other fine features: The lushly landscaped parkway, groomed raised planters, and arched entry enhance its eye-catching curb appeal. You'll step into a flowing 1,565 square foot open concept floor plan that is in "Move-In-Condition" with a designer paint scheme and water resistant laminate flooring. The roomy living room is bathed in natural light from a multitude of windows. The family's cook is going to appreciate the kitchen's recessed lighting, abundant cabinets, pantry, ample granite counters with full back-splash, durable deep basin stainless steel sink, built-in stainless steel appliances, breakfast bar, and the convenience of the adjacent dining area with its direct patio access. 4 bedrooms; 1 is located on the first level. The second story grand suite has its own balcony, a walk-in closet, and a beautifully appointed bathroom with a large dual sink mirrored vanity with sit down cosmetic station, soaking tub, and glass enclosed shower. A total of 3 bathrooms; 1 is on the first level for your guests. Functionally located laundry area. Energy efficient dual pane windows will help keep your utility bills low and the interior very quiet. Central air & heat for year-round comfort. The patio has been finished with



beautiful pavers. 2 car direct access garage with automatic opener. You're going to enjoy the community's private park with children's playground and picnic areas. Great location close to schools, restaurants, grocery stores, specialty markets, shopping, the Arroyo Simi Equestrian Center, parks and the 118 freeway.

Built in 2012

Essential Information

MLS® #	SR25021389
Price	\$799,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,565
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	Fredy Gonzalez
Listing Office	Park Regency Realty

Community Information

Address	2960 Royal Avenue
Area	SVC - Central Simi
Subdivision	Greenbriar (367)
City	Simi Valley
County	Ventura
Zip Code	93065

Amenities

Amenities	Call for Rules, Maintenance Grounds, Playground
Parking Spaces	2
Parking	Driveway, Garage, Garage Faces Rear

# of Garages	2
Garages	Driveway, Garage, Garage Faces Rear
View	Neighborhood
Pool	None

Exterior

Lot Description	Greenbelt
Windows	Double Pane Windows

Interior

Interior	Laminate
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	Simi Valley Unified
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Additional Information

Date Listed	January 29th, 2025
Days on Market	10
Short Sale	N
RE / Bank Owned	N

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