

# **\$874,900 - 2744 Titania Place, Simi Valley**

MLS® #SR25023491

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## **\$874,900**

3 Bedroom, 3.00 Bathroom, 1,810 sqft  
Residential on 0 Acres

N/A, Simi Valley,

NEW PICS ADDED! --Welcome to this LIGHT & BRIGHT Modern Day Farmhouse! This meticulously maintained home is waiting for you to make it your own. Situated on the perfect lot in THE GARDENS quiet neighborhood. Feel the love that has gone into the property the moment you step through the door. Notice the engineered hardwood floor which flows into the living room. Plantation shutters throughout, recessed lighting, a gas fireplace in living room, 2 year old dual pane windows and remote controlled ceiling fans throughout the home. You can easily entertain people with this open floor layout with lots of counter space and island in the kitchen with a powder room downstairs and large slider off the dining area which opens to the backyard. Backyard has pavers, 220 Amp for possible spa and fresh sod. Upstairs you will find a great primary bedroom that can easily fit a CalKing bed, large windows to get your early sun, high vaulted ceilings with ensuite bathroom which has dual sinks, stand alone shower, walk in closet and a soakingtub for you to relax! Upstairs indoor laundry so you don't have to go to far and with more storage space. Two more bedrooms across the hall are both great in size and have a shared bathroom that was remodeled with travertine tile. The owner added a permitted extra loft area or flex space/office/den/home study or even workout space that no other home has! The possiblilites are endless! Walking distance from In-N-Out, close to the freeway, 5 miles



from San Fernando Valley and only a Golf Cart ride across the street from Simi Hills Golf Course. Complete set of Blue Prints of home included along with Washer, Dryer and Refrigerator! A MUST SEE.

Built in 1997

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | SR25023491              |
| Price          | \$874,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 1,810                   |
| Acres          | 0.09                    |
| Year Built     | 1997                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Tina Mcardle            |
| Listing Office | RE/MAX One              |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 2744 Titania Place |
| Area        | SVE - East Simi    |
| Subdivision | N/A                |
| City        | Simi Valley        |
| County      | Ventura            |
| Zip Code    | 93063              |

**Amenities**

|                |  |
|----------------|--|
| Amenities      | Call for Rules, Maintenance Grounds  |
| Utilities      | Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available |
| Parking Spaces | 2  |
| Parking        | Garage, Concrete, Direct Access, Driveway, Garage Faces Front  |
| # of Garages   | 2  |

|          |   |
|----------|---|
| Garages  | Garage, Concrete, Direct Access, Driveway, Garage Faces Front |
| View     | Neighborhood  |
| Pool     | None  |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s)                |

## Exterior

|                 |  |
|-----------------|--|
| Lot Description | Front Yard, Lawn, Back Yard, Yard        |
| Windows         | Double Pane Windows, Plantation Shutters |
| Roof            | Clay                                     |
| Foundation      | Slab                                     |

## Interior

|                   |   |
|-------------------|---|
| Interior          | Tile, Wood  |
| Interior Features | Open Floorplan, Walk-In Closet(s), All Bedrooms Up, Ceiling Fan(s), High Ceilings, Loft, Recessed Lighting, Separate/Formal Dining Room |
| Appliances        | Dishwasher, Microwave, Gas Oven, Gas Range  |
| Heating           | Central   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| Fireplaces        | Gas, Living Room  |
| # of Stories      | 2   |
| Stories           | Two   |

## School Information

|          |                     |
|----------|---------------------|
| District | Simi Valley Unified |
|----------|---------------------|

## Additional Information

|                 |                     |
|-----------------|---------------------|
| Date Listed     | February 11th, 2025 |
| Days on Market  | 9                   |
| Zoning          | RMOD-7.0            |
| Short Sale      | N                   |
| RE / Bank Owned | N                   |

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