

# \$1,049,000 - 1613 Emeric Avenue, Simi Valley

MLS® #SR25025599

**\$1,049,000**

4 Bedroom, 5.00 Bathroom, 2,500 sqft

Residential on 0 Acres

Madera Hills (137), Simi Valley,

Your Private Oasis Awaits! This expanded 3-bed, 2-bath single-story homeâ€”with bonus living quarters in the garageâ€”is a true gem! Enter through a serene enclosed walkway and step into a backyard paradise featuring a saltwater pool & spa, waterfall features, firepit, outdoor kitchen, pool house with half bath, and a thriving garden. Inside, the primary suite stuns with a huge walk-in closet, double vanity, steam shower, soaking tub, and heated travertine floors. Two additional bedrooms offer built-ins and ceiling fans, plus a storage/gathering area and indoor laundry room. Looking for extra space or rental income? The garage is a private studio apartment with a separate entrance, kitchenette, laundry, and ensuite bath, while still allowing for garage storage. The kitchen boasts ample cabinetry, counter space, and a bar seating area flowing into the open dining space. The family room features built-ins, a fireplace, and direct backyard accessâ€”perfect for indoor-outdoor entertaining. Additional highlights include new carpet and ceramic tile, a brand-new ductless A/C, tankless water heater, dual-pane windows, and ceiling fans throughout. A motorized gate provides direct backyard access, and the home is equipped with an owned solar system for energy efficiency. This home blends comfort, style, and functionalityâ€”donâ€™t miss your chance to call it yours.



Built in 1964

## Essential Information

MLS® #	SR25025599
Price	\$1,049,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,500
Acres	0.19
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	George Ouzounian
Listing Office	The Agency

## Community Information

Address	1613 Emeric Avenue
Area	SVW - West Simi
Subdivision	Madera Hills (137)
City	Simi Valley
County	Ventura
Zip Code	93065

## Amenities

Utilities	Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available
Parking	Driveway, Electric Gate, On Street
Garages	Driveway, Electric Gate, On Street
View	None
Has Pool	Yes
Pool	In Ground, Private, Heated, Waterfall
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Features	Barbecue, Fire Pit
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Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn, Near Park, Yard, ZeroToOneUnitAcre
Windows	Bay Window(s), Double Pane Windows

## Interior

Interior	Carpet, Stone
Interior Features	Eat-in Kitchen, Primary Suite, Walk-In Closet(s), Built-in Features, Ceiling Fan(s), Ceramic Counters, Recessed Lighting, Unfurnished
Appliances	Dishwasher, Barbecue, Dryer, Gas Oven, Gas Range, Refrigerator, Tankless Water Heater, Washer, Water Heater
Heating	Central, Fireplace(s), Solar
Cooling	Central Air, Ductless, See Remarks
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Ventura Unified
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## Additional Information

Date Listed	February 4th, 2025
Days on Market	5
Zoning	RM-3.7-8
Short Sale	N
RE / Bank Owned	N

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