

# **\$1,831,990 - 6512 Canyon Oaks Drive, Simi Valley**

MLS® #SR25041157

**\$1,831,990**

5 Bedroom, 6.00 Bathroom, 4,282 sqft

Residential on 1 Acres

Pacific Royal Oaks, Simi Valley,

Pickleball, anyone? Stunning new construction on a lot so large that you have your own sport court...This sophisticated and luxurious five-bedroom home is nestled in one of Simi Valley's most sought-after locationsâ€"just a stoneâ€™s throw from Hummingbird Ranch and scenic hiking trails, offering the perfect blend of privacy and outdoor adventure.

Located in the prestigious, gated Pacific Royal

Oaks community, this property is a masterpiece of craftsmanship with premium upgrades, INCLUDING PAID-FOR SOLAR, and is ready for immediate move-in. Set on a private 31,105 SF lot, this sprawling home features five spacious bedrooms, 5.5 beautifully appointed bathrooms, and a loft.

The expansive backyard is a true entertainerâ€™s dream, providing endless possibilities for a pool, outdoor events, or simply relaxing in your tranquil retreat. With its soaring ceilings and seamless flow, the open-concept living area welcomes you into a space designed for both luxury and functionality. The chef-inspired kitchen is the heart of the home, with an oversized island, quartz countertops, high-end Dacor appliances, custom cabinetry, and a wine chillerâ€"perfect for everyday meals and entertaining. The gourmet pantry is a dream for any culinary enthusiast, and the California Room offers an effortless transition to the outdoors, bringing in abundant natural light. Every detail in this home has been thoughtfully designed, from the upgraded tile and LED



lighting to the custom finishes. The serene primary suite includes a private sitting area, a deck with breathtaking views, and a spa-like bathroom with a soaking tub, luxe shower, and dual-sink vanity. Secondary bedrooms feature spacious closets and en-suite bathrooms for ultimate comfort. The downstairs SmartGen bedroom suite provides a perfect space for guests or family members and has a kitchenette plus washer and dryer combo. The oversized mud-room is ideal for pet lovers with a designated dog washing station. Designed for modern living, this home combines energy efficiency, low maintenance, and peace of mind with a ten-year builder's structural warranty. Take advantage of special builder financing and make this dream home yours today! With the perfect blend of luxury, space, and outdoor adventure, this home is not to be missed! **SPECIAL FINANCING IS AVAILABLE TO HELP MAKE THIS DREAM HOME YOURS.**

Built in 2023

## Essential Information

MLS® #	SR25041157
Price	\$1,831,990
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	1
Square Footage	4,282
Acres	0.71
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Kathryn Werner
Listing Office	Pinnacle Estate Properties, Inc.

## Community Information

Address	6512 Canyon Oaks Drive
Area	SVE - East Simi
Subdivision	Pacific Royal Oaks
City	Simi Valley
County	Ventura
Zip Code	93063

## Amenities

Amenities	Controlled Access
Utilities	Sewer Connected, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Door-Multi, Garage, Garage Door Opener, Garage Faces Front
# of Garages	2
Garages	Direct Access, Door-Multi, Garage, Garage Door Opener, Garage Faces Front
View	Mountain(s), Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Fire Rated Drywall, Fire Sprinkler System, Gated Community, Prewired, Security Gate, Security System, Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Lighting, Rain Gutters, Sport Court
Lot Description	Back Yard, Drip Irrigation/Bubblers, Front Yard, Level, Near Park, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Sprinklers Timer, Street Level, Yard
Windows	Custom Covering(s), Double Pane Windows, Insulated Windows, Low Emissivity Windows, Screens
Roof	Concrete
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet
Interior Features	Balcony, Bedroom on Main Level, Breakfast Bar, Built-in Features, Cathedral Ceiling(s), High Ceilings, In-Law Floorplan, Jack and Jill Bath, Open Floorplan, Pantry, Primary Suite, Quartz Counters, Recessed Lighting, Separate/Formal Dining Room, Storage, Walk-In Closet(s), Walk-In Pantry, Wired for Data

Appliances	Built-In Range, Dishwasher, Disposal, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Gas Oven, High Efficiency Water Heater, Microwave, Range Hood, Refrigerator, Self Cleaning Oven, SixBurnerStove, Water Heater, Water To Refrigerator
Heating	Central
Cooling	Central Air, High Efficiency
Fireplace	Yes
Fireplaces	Gas, Gas Starter, Great Room
# of Stories	2
Stories	Two

## School Information

District	Simi Valley Unified
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## Additional Information

Date Listed	February 28th, 2025
Days on Market	62
Short Sale	N
RE / Bank Owned	N

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