

\$949,999 - 3477 Avenida Simi, Simi Valley

MLS® #SR25074122

\$949,999

5 Bedroom, 3.00 Bathroom, 2,626 sqft
Residential on 0 Acres

none, Simi Valley,

Price Reduced to \$949,999! This is an exceptional opportunity to own a spacious 5-bedroom, 3-bathroom residence plus a versatile bonus roomâ€”offering one of the best values on the market with the lowest price per square foot in the area.

Located in the highly desirable "The Groves" community, this home boasts a large lot with room to build a standalone ADU, maximizing investment potential. The permitted bonus room features two-sided glass doors, perfect for an ADU conversion, multi-generational living, or rental income with its own 4th bathroom!

Additional highlights include a 2-car garage with storage above, a covered patio ideal for outdoor living, dual RV access, a unique step-down living room, newer kitchen with updated appliances, and durable laminate flooring. The combination of raised foundation and slab construction adds to the homeâ€™s charm and functionality.

Enjoy a rare basement space and a fantastic location just a 2-minute walk to Lemon Park (Rancho Tapo Community Park) â€” with Veterans Plaza, picnic areas, and sports facilities right nearby. The property is also walking distance to shopping, dining, Regal Cinemas, and just minutes from the 118 Freeway for easy commuting.

This home is in one of the best locations in Simi Valley, offering convenience, security



(near the police station), and no HOA fees.

Built in 1950

Essential Information

MLS® #	SR25074122
Price	\$949,999
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,626
Acres	0.27
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Irma Morales
Listing Office	New Beginnings Realty

Community Information

Address	3477 Avenida Simi
Area	SVC - Central Simi
Subdivision	none
City	Simi Valley
County	Ventura
Zip Code	93063

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete, Door-Single, Driveway, Garage, RV Access/Parking, RV Gated
# of Garages	2
Garages	Concrete, Door-Single, Driveway, Garage, RV Access/Parking, RV Gated
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Drywall, Frame, Stucco
Lot Description	Yard, Back Yard, Lawn, No Landscaping
Windows	Double Pane Windows
Roof	Tile, Wood
Construction	Drywall, Frame, Stucco
Foundation	Raised, Slab

Interior

Interior	Laminate, Tile
Interior Features	Breakfast Area, Ceiling Fan(s), Granite Counters, High Ceilings, Jack and Jill Bath, Open Floorplan, Separate/Formal Dining Room, Unfurnished
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Microwave
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	1
Stories	One

School Information

District	Simi Valley Unified
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Additional Information

Date Listed	April 5th, 2025
Days on Market	80
Zoning	RM-4.5
Short Sale	N
RE / Bank Owned	N

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