

# \$799,999 - 2345 Bryson Place, Simi Valley

MLS® #SR25138649

**\$799,999**

4 Bedroom, 2.00 Bathroom, 1,570 sqft

Residential on 0 Acres

UNKNOWN, Simi Valley,

ATTENTION ATTENTION ALL REALTORS, BUYERS AND INVESTORS... This is an Incredible Opportunity in Simi Valley â€“ 2 Homes on 1 Lot!

Don't miss your chance to own this unique and versatile property in the heart of Simi Valley! Featuring two homes on one spacious lot, this is the perfect setup for multi-generational living, guest accommodations, or additional rental income. The main home offers 3 comfortable bedrooms and 1 full bathroom, with a bright and airy living room and an eat-in kitchen that includes an attached dining area and sleek granite countertops. Enjoy easy living with laminate wood floors, ceiling fans in every room, central air, forced heating and a 2 car garage with laundry area, leave it a garage or make it another ADU. The large backyard provides endless possibilities for outdoor enjoyment, entertaining, or future expansion.

But the true gem of this property is the adorable attached ADU (Accessory Dwelling Unit)â€“a fully functional 1-bedroom unit complete with a full bathroom, its own kitchen, ample cabinet and closet space, and a private entrance. Whether you need a space for extended family, older kids, in-laws, or want to generate extra income, this unit is a game changer. This property checks all the boxesâ€“space, flexibility, and potential. A rare find and a fantastic opportunity for savvy buyers!



Built in 1971

## Essential Information

MLS® #	SR25138649
Price	\$799,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,570
Acres	0.16
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Robert Booth
Listing Office	Pinnacle Estate Properties

## Community Information

Address	2345 Bryson Place
Area	SVC - Central Simi
Subdivision	UNKNOWN
City	Simi Valley
County	Ventura
Zip Code	93065

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected
Parking Spaces	5
Parking	Garage Faces Front, Garage, Concrete, One Space
# of Garages	2
Garages	Garage Faces Front, Garage, Concrete, One Space
View	None
Pool	None
Security	Smoke Detector(s), Carbon Monoxide Detector(s)

## Exterior

Exterior	Stucco, Block, Concrete, Drywall
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Level, Yard, Lawn, Rectangular Lot
Windows	Double Pane Windows, Screens

Roof	Composition
Construction	Stucco, Block, Concrete, Drywall
Foundation	Slab

## Interior

Interior	Laminate, Tile
Interior Features	Ceiling Fan(s), Granite Counters, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Solid Surface Counters
Appliances	Gas Range, Range Hood, Tankless Water Heater, Water Heater
Heating	Forced Air
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Ventura Unified
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## Additional Information

Date Listed	June 5th, 2025
Days on Market	56
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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