

# \$624,950 - 1097 Katherine Road, Simi Valley

MLS® #SR25156871

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## \$624,950

2 Bedroom, 1.00 Bathroom, 731 sqft  
Residential on 0 Acres

other, Simi Valley,

Large price reduction on this one of a kind home with ADU! Just minutes away from shopping and the valley. Yet you'll feel like you have been transported many miles away to a beautiful country setting. Built at the base of a mountain, with big boulders, a canopy of oak trees, and a natural waterfall with a creek that runs right through the property. The main house is a cozy two bedroom one bathroom that needs work in the kitchen. The detached ADU is a one bedroom, one bathroom with granite counter tops, and a marble shower. The front room has beamed ceilings with skylight and there is granite countertop in the kitchen. Both units have separate heating and air. The home comes with electric solar panels that are currently leased, and will be paid off prior closing.



Built in 1962

## Essential Information

MLS® #	SR25156871
Price	\$624,950
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	731
Acres	0.14
Year Built	1962
Type	Residential

Sub-Type	Single Family Residence
Style	Custom, Traditional
Status	Closed
Listing Agent	Dane Chadwick
Listing Office	Century 21 Masters

## Community Information

Address	1097 Katherine Road
Area	SVE - East Simi
Subdivision	other
City	Simi Valley
County	Ventura
Zip Code	93063

## Amenities

Utilities	Natural Gas Connected, Sewer Connected
Parking	Driveway, Driveway Level
Garages	Driveway, Driveway Level
View	Rocks, Trees/Woods
Waterfront	Stream
Pool	None

## Exterior

Exterior	Wood Siding
Exterior Features	Koi Pond
Lot Description	Irregular Lot, Landscaped, Near Park, Rocks, Rolling Slope, Street Level
Roof	Asphalt
Construction	Wood Siding
Foundation	Slab

## Interior

Interior	Laminate, Tile
Interior Features	All Bedrooms Down
Appliances	Microwave
Heating	Central, Natural Gas
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

**School Information**

District                      Simi Valley Unified

**Additional Information**

Date Listed                      June 30th, 2025  
Days on Market                119  
Zoning                              RE  
Short Sale                        N  
RE / Bank Owned            N

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