

\$865,000 - 2261 Knollhaven Street, Simi Valley

MLS® #SR25163162

\$865,000

4 Bedroom, 2.00 Bathroom, 2,015 sqft

Residential on 0 Acres

Mountain Valley (RC) (141), Simi Valley,

Ready to fall in love? This upgraded single-story home is perfectly situated in a prime spot within the highly desired Mountain Valley HOA. This 4-bedroom residence offers an excellent layout for both daily life and entertaining.

The expansive living room features vaulted ceilings, a beautiful fireplace, and large picture windows, filling the space with natural light.

The equally generous family room is a standout, complete with a custom fireplace, elegant wood trim, and a double-door slider for easy indoor/outdoor access to the patio and peaceful rear yard.

A gourmet kitchen awaits, boasting a wall pantry, a charming nook, and an extended breakfast bar. You'll appreciate the granite countertops and open view of the spacious family room—ideal for connecting with guests or family.

Four well-appointed bedrooms are down the hall along with two recently remodeled bathrooms. The impressive primary bedroom is a private sanctuary, featuring a beautiful designer bathroom and sliding doors which open directly to the rear patio.

This cherished home shows meticulous care and numerous upgrades: dual-pane windows, stunning porcelain wood-look plank tile flooring, plush carpet, custom paint and molding, and updated bathrooms.

Outside, enjoy a drought-tolerant front yard and a beautifully manicured rear yard, truly an entertainer's paradise with an oversized patio,



CRMLS

mature fruit trees, and a lush lawn.

Beyond the property, the fantastic location offers easy access to schools, shopping, and various restaurants. Plus, as part of the Mountain Valley HOA, you'll have exclusive access to amazing amenities: tennis courts, a sparkling community pool, a clubhouse, a private park, and more!

Come see why this home is the perfect fit for you!

Built in 1968

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | SR25163162 |
| Price | \$865,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,015 |
| Acres | 0.15 |
| Year Built | 1968 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Ranch |
| Status | Closed |
| Listing Agent | Rachel Abruzzo |
| Listing Office | Equity Union |

Community Information

| | |
|-------------|----------------------------|
| Address | 2261 Knollhaven Street |
| Area | SVC - Central Simi |
| Subdivision | Mountain Valley (RC) (141) |
| City | Simi Valley |
| County | Ventura |
| Zip Code | 93065 |

Amenities

| | |
|-----------|--|
| Amenities | Playground, Pool, Spa/Hot Tub, Tennis Court(s) |
|-----------|--|

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Garage |
| # of Garages | 2 |
| Garages | Garage |
| View | None |
| Has Pool | Yes |
| Pool | Community, Association |

Exterior

| | |
|-----------------|---------------------|
| Exterior | Drywall |
| Lot Description | Lawn |
| Windows | Double Pane Windows |
| Roof | Composition |
| Construction | Drywall |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Separate/Formal Dining Room, All Bedrooms Down, Bedroom on Main Level, Block Walls, Breakfast Area, Main Level Primary, Primary Suite |
| Appliances | Dishwasher, Microwave, Gas Cooktop |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Living Room |
| # of Stories | 1 |
| Stories | One |

School Information

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|----------|---------------------|
| District | Simi Valley Unified |
|----------|---------------------|

Additional Information

| | |
|-----------------|-----------------|
| Date Listed | July 25th, 2025 |
| Days on Market | 25 |
| Zoning | R1 |
| Short Sale | N |
| RE / Bank Owned | N |

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