

\$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,



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)
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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

District	Simi Valley Unified
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Additional Information

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

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