

# **\$949,000 - 2702 Titania Place, Simi Valley**

MLS® #SR25194190

**\$949,000**

4 Bedroom, 3.00 Bathroom, 1,955 sqft

Residential on 0 Acres

Fairway Homes (Simi) (136), Simi Valley,

Discover this two-story, freshly updated 4-bedroom, 2.5-bath home on a quiet residential street in one of Simi Valley's most beautifully maintained communities. This house blends contemporary flair with tradition and comfort, inside and out. Great curb appeal with a lush lawn, stacked stone pillars, and decorative shutters. The covered front porch is a perfect spot to enjoy the neighborhood and set the stage to welcome you into a striking formal living room with a statement brick fireplace and soaring two-story ceilings. Thoughtful touches like recessed lighting, crown molding, elegant flooring, and abundant natural light add warmth and style throughout the home. A wide passthrough and archway leads to an open-concept great room blending informal living, dining, and kitchen areas seamlessly, creating the perfect space for entertaining or just relaxing at home, with custom built-ins, versatile layout, and a sliding glass door leading to the backyard. The remodeled kitchen shines with abundant counter space, granite countertops, tumbled stone tile backsplash, contemporary cabinetry, stainless appliances, and a convenient center island. Upstairs, a large, adaptable loft overlooks the living room and is ideal for a home office, playroom, or media lounge or could be converted into a fourth bedroom. The spacious primary suite boasts a distinctive coved ceiling, walk-in closet, and luxuriously updated en-suite bath with dual sink, black quartz vanity, and a spa-inspired oversized



shower and multiple shower heads. Two additional, good-sized bedrooms share a beautifully updated, full, hall bath with modern finishes. Additional features included a dedicated laundry area, EV charging capabilities, and an attached 2-car garage with direct access and storage space. Outside, the backyard is your private escape with a wide, covered patio, offering ceiling fans to keep cool, a built-in BBQ area, sparkling pool with brick coping, a diving board, and tranquil waterfall feature, all framed by a landscaped hillside, the ideal spot for summer gatherings or soaking in the sun. Wonderfully situated near parks, schools, shopping, dining, a golf course, and easy freeway access, this move-in ready this home is as functional as it is stylish, offering the best of comfort, design, and lifestyle. Don't let this one pass you by!

Built in 1997

## Essential Information

MLS® #	SR25194190
Price	\$949,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,955
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Stephanie Vitacco
Listing Office	Equity Union

## Community Information

Address 2702 Titania Place  
Area SVE - East Simi  
Subdivision Fairway Homes (Simi) (136)  
City Simi Valley  
County Ventura  
Zip Code 93063

## Amenities

Amenities Maintenance Grounds  
Utilities Cable Available, Cable Connected, Natural Gas Available, Natural Gas Connected, Sewer Connected, Water Connected  
Parking Spaces 2  
Parking Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Side By Side, Driveway Level, On Street  
# of Garages 2  
Garages Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Side By Side, Driveway Level, On Street  
View None  
Has Pool Yes  
Pool In Ground, Private, Gas Heat, Gunite, Heated  
Security Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Stucco  
Exterior Features Barbecue, Rain Gutters, Lighting  
Lot Description Back Yard, Drip Irrigation/Bubblers, Front Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Sprinkler System, Street Level, Yard, Irregular Lot, Near Park, Near Public Transit  
Windows Blinds, Screens  
Roof Tile  
Construction Stucco  
Foundation Slab

## Interior

Interior Carpet, Laminate  
Interior Features Breakfast Area, Ceiling Fan(s), Crown Molding, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Wired for Sound, All Bedrooms Up, Loft, Walk-In Closet(s)  
Appliances Double Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Water Heater

Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room, Wood Burning
# of Stories	2
Stories	Two

## School Information

District	Simi Valley Unified
High	Simi

## Additional Information

Date Listed	September 8th, 2025
Days on Market	21
Zoning	RMOD-7.0
Short Sale	N
RE / Bank Owned	N

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