

# \$4,199 - 525 Yarrow, Simi Valley

MLS® #SR25232935

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## \$4,199

3 Bedroom, 3.00 Bathroom, 1,743 sqft  
Residential Lease on 0 Acres

Sonoma (356), Simi Valley,

Your Dream Home Awaits at 525 Yarrow Drive! Freshly updated and move-in ready, this stunning Wood Ranch gem has it all – new flooring, fresh paint, and absolute pristine condition! Best of all, this home backs up to open space – offering rare privacy, peaceful views, and no neighbors behind you. Step inside and instantly feel at home. The bright, open-concept floor plan is perfect for both everyday living and entertaining, featuring spacious living and dining areas bathed in natural light. Enjoy brand-new carpet, updated light fixtures, ceiling fans, and plantation shutters throughout, creating a modern and inviting atmosphere. Upstairs, you'll find 3 generous bedrooms, PLUS a Bonus Room, including a relaxing primary suite with hill views, a walk-in closet, and a luxurious soaking tub with separate shower, and laundry room. The versatile loft – currently used as a home office – can easily be your fourth bedroom or creative flex space. The private backyard is an entertainer's dream. Fire up the BBQ, sip your morning coffee, or unwind under the stars – all while enjoying the serenity of open-space views and complete privacy.

Additional highlights include central air and heat, a two-car attached garage with direct access, and full use of the resort-style community pool and spa. Just minutes from Wood Ranch Golf Club, scenic hiking and biking trails, top-rated schools, dining, and



shopping, this location truly offers the best of Simi Valley living.

Don't miss this rare chance to make this beautifully upgraded home yours" nestled in one of Wood Ranch's most desirable and welcoming neighborhoods! Fresh, stylish, and ready for you to move right in" 525 Yarrow Drive is the one you've been waiting for!

Built in 1998

**Essential Information**

MLS® #	SR25232935
Price	\$4,199
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,743
Acres	0.04
Year Built	1998
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ben Samimi
Listing Office	Coldwell Banker Realty

**Community Information**

Address	525 Yarrow
Area	SWR - Simi Wood Ranch
Subdivision	Sonoma (356)
City	Simi Valley
County	Ventura
Zip Code	93065

**Amenities**

Utilities	Sewer Connected, None
Parking Spaces	2

# of Garages	2
View	None
Has Pool	Yes
Pool	Community

### Exterior

Lot Description	Sprinklers In Front, Lawn
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### Interior

Interior	See Remarks
Interior Features	Separate/Formal Dining Room, All Bedrooms Up
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

### School Information

District	Simi Valley Unified
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### Additional Information

Date Listed	October 7th, 2024
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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