

\$799,999 - 835 Appleton Road, Simi Valley

MLS® #V1-31104

\$799,999

3 Bedroom, 2.00 Bathroom, 1,244 sqft
Residential on 0 Acres

N/A, Simi Valley,

This beautifully maintained single-story pool home blends classic charm with contemporary upgrades, offering comfort, style, and smart-home features throughout. From the moment you arrive, the inviting curb appeal sets the tone with lush landscaping and a warm, welcoming entry. Inside, natural light pours through dual-pane windows and sliding glass doors, highlighting stunning wide-plank oak wood floors. Elegant 5-inch baseboards and crown molding add timeless sophistication to the thoughtfully designed layout. The kitchen is both stylish and functional, featuring updated appliances and ample workspace--perfect for daily living and entertaining. The floorplan strikes a perfect balance between open-concept gathering spaces and private, quiet bedrooms. Step outside to a tranquil backyard oasis that backs onto a peaceful arroyo and a brand new deck offering privacy and serenity. Enjoy warm days by the sparkling pool, relax under the sun, or entertain guests in your secluded outdoor retreat. Two mature orange trees provide fresh fruit and a touch of California charm. Modern upgrades include a newer HVAC system with upgraded ductwork, smart thermostat, fully updated electrical, centralized WiFi repeater, and CAT6 Ethernet wiring. The finished 2-car garage offers built-in storage, a workbench, ventilation fans, and a newer smart-controlled garage door system. As night falls, solar lighting gently illuminates the driveway and garden, adding magic to this exceptional



home. Don't miss this rare opportunity to own a home that combines timeless elegance with the convenience of modern living.

Built in 1964

Essential Information

MLS® #	V1-31104
Price	\$799,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,244
Acres	0.17
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Rodolfo Ramirez
Listing Office	Century 21 Masters

Community Information

Address	835 Appleton Road
Area	SVC - Central Simi
Subdivision	N/A
City	Simi Valley
County	Ventura
Zip Code	93065

Amenities

Parking Spaces	2
Parking	Driveway, Garage, Off Street
# of Garages	2
Garages	Driveway, Garage, Off Street
View	Hills, Mountain(s), Canal
Has Pool	Yes
Pool	Heated, In Ground

Exterior

Lot Description Back Yard, Front Yard

Interior

Interior Wood
Interior Features All Bedrooms Down
Appliances Dishwasher, Gas Cooktop
Heating Central
Cooling Central Air
Fireplace Yes
Fireplaces Gas
Stories One

Additional Information

Date Listed July 11th, 2025
Days on Market 63
Short Sale N
RE / Bank Owned N

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