

Residential Active
MLS# 221004774
DIM/CDIM: 2/2

**2383 Shergra Place, Simi Valley, CA,
93063-2653**
County: Ventura

\$879,950
Public Report



Beds:	3	Sub-Type:	Single Family Residence
Baths (FTHQ):	2 (2 0 0 0)	Lot SqFt:	9,227
Year Built:	1977	Zoning:	RM-4.1
Approx SqFt:	1,549	Subdiv/Tract Co:	Woodstone-194
Common Walls:	No	APN/Tax ID:	6330180185
Dwelling Total Floors:	1	Area:	SVC - Simi Central
Fireplace:	Yes	Total Garage Spaces:	1
Pool /Spa:	Yes/ Yes		
View:	No		
Senior Community:	No		
HOA:	No		

Marketing Remarks: Awesome opportunity on a highly appointed single story pool home in the Woodstone tract right in the heart of Simi Valley! Completely upgraded & updated, this floor plan will have you falling in love the minute you walk in. Open vaulted ceiling living room entry and decked out fireplace flows nicely into wide open kitchen space with an amazing view of the backyard oasis! This kitchen features beautiful cabinetry, slab granite counters, island seating, stainless steel appliances with full backsplash, and a pot filling stove faucet! Dedicated dining area is also found off the kitchen space with wood flooring throughout the living space to the hallways bringing you down to the bedrooms and hall bath. New berber style patterned carpeting, ceiling fans, and window shutters and moulding details finish out these 3 bedrooms nicely! Shared hall bath features a bright white tub & shower combo with glass door, quartz countertop vanity, and modern fixtures. Master bedroom with vaulted ceiling, dual closets, vanity area with quartz top, modern fixtures, separate shower & toilet room, and a rear slider access door. Only a few steps from your room takes you to this entertainers paradise, a backyard that has it all and more! Huge pool with spa, grassy areas for the little ones to run around, a firepit seating area as well as an outdoor bar & BBQ area for the big ones to hang around! Covered by a large A frame patio cover the bar is also lit well and power ready for those great events to watch, and the gatherings that come along with them! Dual pane windows and sliders, upgraded electrical & surround, fresh paint and so much more throughout! 2 car attached garage with checkered flooring, separate laundry room area, a paved RV side approximately 10x35, and a curb appeal that's just eye popping, this home will have you checking off all the boxes on your wants & needs list for days!! Close to high ranking schools, parks and shopping. Wow! Come see this amazing home today, and let's make it your own!

Entry Date: 08/28/2021
Listing Date: 08/28/2021

Status Change Date: 08/28/2021

List Price/Sqft: \$568.08
Sold Price/Sqft:

Tax Mello Roos: No

Appliances: Dishwasher; Garbage Disposal; Refrigerator
Cooking Appliances: Built-In BBQ; Built-In Gas; Free Standing Gas; Microwave
Cooling Type: Central A/C
Disclosures: None
Eating Areas: Breakfast Counter/Bar; Dining Area; Eat In Kitchen; Kitchen Island
Entry Location: Ground Level - No Steps
Exterior Construction: Stucco
Fencing: Block Wall; Vinyl Fence
Fireplace Features: Decorative
Fireplace Fuel: Gas & Wood
Fireplace Location: Living Room
Flooring: Wood/Wood Like
Foundation: Concrete Slab
Front of House Faces: House Faces South
Heating Fuel: Natural Gas
Heating Type: Central Furnace
Kitchen Features: Granite Counters; Open to Family Room; Remodeled
Land Lease Type: Fee Simple
Levels: One

Lot Description: Lot Shape-Rectangle
Lot Location: Cul-De-Sac
Other Property Features: Barbeque Private; High Ceilings 9+ Ft
Parking Features: Direct Garage Access; Driveway
Parking Spaces/Information: Total Garage Spaces: 1; RV: No
Parking Type: Garage - 1 Door; RV Access; RV Paved
Patio Features: Concrete Slab; Covered; Rock, Stone
Pool Accessories: Safety Fence
Pool Construction: Gunite; In Ground
Pool Description: Private Pool
Possession: Close of Escrow
Property Condition: Updated/Remodeled
Roofing: Composition Shingle
Sewer: Public Sewer
Spa Construction: Gunite; In Ground
Spa Description: Private Spa
Special Conditions: Standard
Sprinklers: Sprinkler System
Terms: Cash; Conventional; FHA; VA Loan
Water: District/Public
Windows: Double Pane Windows



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Agent information provided courtesy of VCRDS MLS

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