

2642 Blue Ridge Circle

Property Highlights



Highlights & Upgrades

- **Fully Permitted 450 SQFT ADU** completed in 2024. This ADU has a separate address, washer/dryer, full kitchen, & spacious side yard, perfect for rental income or a family member!
- **Viking appliances, granite counters and clean white cabinetry** with an open floor plan that keeps the kitchen, dining, and living spaces connected, 3 bedrooms and 2.5 baths across 2,157 square feet of single story living!
- **An entertainer's backyard** featuring a spa with a rock feature and a built-in BBQ area, perfect for relaxing or hosting friends and family.
- **Minutes from Simi Valley Town Center** for your morning coffee, weekend grocery run, or dinner out, with the 118 freeway close enough to make any commute easy, and Rocky Peak Park, Santa Susana Pass, and the Ronald Reagan Presidential Library all just around the corner
- Enjoy year round comfort with an **updated HVAC system** featuring a new condenser and furnace installed in 2023.

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