



\$1,991,990

## 6509 CANYON OAKS DRIVE, SIMI VALLEY, CA, US, 93063

<https://apogee-realestate.com>

DRAMATIC NEW CONSTRUCTION ON A HUGE LOT! Spacious sophistication and luxury are offered by this sprawling six-bedroom home in one [...]

- 6 beds
- 6 baths
- SingleFamilyResidence
- Residential
- Active
- 4008 sq ft



### Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 6 baths

**Floors:** 2, 2 floors

**Lot size:** 19159, 19159 sq ft

**Property Condition:** UpdatedRemodeled,Turnkey

**Subdivision Name:** Pacific Royal Oaks

**Type:** SingleFamilyResidence

**Bedrooms:** 6 beds

**Half baths:** 1 half bath

**Area:** 4008 sq ft

**Year built:** 2023

**View:** Mountains,Neighborhood

**County:** Ventura



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# Building Details

**Structure Type:** House

**Water Source:** Public

**Architectural Style:** Craftsman

**Lot Features:** BackYard,DripIrrigationBubblers,FrontYard,SprinklersInRear,SprinklersInFront,Level,StreetLevel,Yard

**Sewer:** PublicSewer

**Common Walls:** NoCommonWalls

**Construction Materials:** Stucco

**Fencing:** ExcellentCondition

**Foundation Details:** Slab

**Garage Spaces:** 3

**Levels:** Two

**Builder Name:** Pacific Communities

**Floor covering:** Carpet

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## Amenities & Features

**Pool Features:** None

**Security Features:** Prewired,SecuritySystem,CarbonMonoxideDetectors,FireRatedDrywall,FireSprinklerSystem,SecurityGate,GatedCommunity,SmokeDetectors

**Spa Features:** None

**Roof:** Concrete

**Utilities:** CableConnected,ElectricityConnected,NaturalGasConnected,PhoneConnected,SewerConnected,WaterConnected

**Cooling:** CentralAir,HighEfficiency

**Exterior Features:** Lighting,RainGutters

**Heating:** Central

**Laundry Features:** Inside,LaundryRoom,UpperLevel

**Parking Features:** DirectAccess,GarageFacesFront,Garage,Tandem

**Patio & Porch Features:** RearPorch,Covered,FrontPorch

**Parking Total:** 3

**Association Amenities:** ControlledAccess

**Window Features:** CustomCoverings,DoublePaneWindows,InsulatedWindows,LowEmissivityWindows,Screens

**Door Features:** InsulatedDoors,SlidingDoors

**Fireplace Features:** Gas,GasStarter,GreatRoom

**Interior Features:**

BuiltInFeatures,Balcony,CathedralCeilings,HighCeilings,InLawFloorplan,OpenFloorplan,Pantry,QuartzCounters,RecessedLighting,Storage,WiredForData,BedroomOnMainLevel,JackAndJillBath,PrimarySuite,WalkInPantry,WalkInClosets

**Appliances:**

SixBurnerStove,BuiltInRange,Dishwasher,EnergyStarQualifiedAppliances,EnergyStarQualifiedWaterHeater,Disposal,GasOven,HighEfficiencyWaterHeater,Microwave,Refrigerator,Rangehood,SelfCleaningOven,WaterToRefrigerator,WaterHeater

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# Nearby Schools

**High School District:** Simi Valley Unified

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# Expenses, Fees & Taxes

**Association Fee:** \$345

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# Miscellaneous



**Association Fee Frequency:** Monthly

**Listing Terms:** Cash,CashToNewLoan,Conventional

**Community Features:**  
Curbs,StreetLights,Sidewalks,Gated

**List Office Name:** Pinnacle Estate  
Properties, Inc.

**Common Interest:**  
PlannedDevelopment

**Attribution Contact:** 310-200-6410

