

\$655,000 - 12745 Watt Lane # A, Sylmar

MLS® #225004086

\$655,000

5 Bedroom, 4.00 Bathroom, 1,920 sqft
Residential on 1 Acres

N/A, Sylmar,

This is a home you don't want to miss! Welcome to 12745 Watt Ave, a stunning tri-level townhome nestled in a sought-after, gated community in the heart of Sylmar. This modern home, built in 2018, offers the perfect blend of privacy and convenience. As an end unit, this charming 5-bedroom, 4-bathroom, 1,920sqft residence provides ample living space with an ideal layout for both comfort and entertainment. Upon entry, you're immediately welcomed by a spacious bedroom on the first floor, complete with an updated en-suite bathroom--a perfect space for guests or multi-generational living. As you move upstairs, the open-concept kitchen and dining area are flooded with natural light, creating an inviting and airy atmosphere that is perfect for everything from casual family meals to entertaining friends. The home continues to impress with a full bathroom and a separate bedroom on this level, offering flexibility as an additional guest suite, home office, or creative space. As you ascend to the third floor, you'll find three generously sized bedrooms, including a luxurious primary suite with a beautifully updated bathroom featuring dual vanities and a walk-in closet. This floor also includes a convenient laundry room and another updated full bathroom for added comfort and functionality. Step outside to the private patio area, ideal for enjoying a morning coffee or hosting an evening BBQ with friends and family. The attached 2-car garage ensures easy parking, and ample guest parking is



available throughout the community. Community amenities abound, with a dog park, pool, playground, and picnic areas, making it a perfect place to relax and unwind. This home boasts numerous upgrades, including recessed lighting, dual-pane windows, and vinyl wood flooring throughout, elevating both the aesthetic appeal and energy efficiency. Conveniently located near top shopping destinations like Target, dining spots like Jersey Mike's Subs and Starbucks, and just minutes away from major freeways, this home combines luxury, comfort, and accessibility. Additionally, this home is close to the popular college, Los Angeles Mission College as well as other schools like PUC Community Charter Elementary School and Sylmar High School. Don't miss the chance to own this incredible home--come experience the perfect blend of modern living and privacy at 12745 Watt Ave!

Built in 2018

Essential Information

MLS® #	225004086
Price	\$655,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,920
Acres	0.78
Year Built	2018
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Jesse Unsworth
Listing Office	eXp Realty of Greater Los Angeles Inc.

Community Information

Address	12745 Watt Lane # A
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Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

Amenities

Amenities	Picnic Area
Parking Spaces	2
Parking	Door-Single, Garage, Guest, Gated
# of Garages	2
Garages	Door-Single, Garage, Guest, Gated
Has Pool	Yes
Pool	Community, Fenced, In Ground
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Windows	Double Pane Windows
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Interior

Interior	Wood
Interior Features	Separate/Formal Dining Room, High Ceilings, Open Floorplan, Recessed Lighting, Bedroom on Main Level, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooking, Disposal, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	3
Stories	Three Or More

Additional Information

Date Listed	August 10th, 2025
Days on Market	108
Zoning	.
Short Sale	N
RE / Bank Owned	N

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