

\$1,525,000 - 20701 Butternut Circle, Porter Ranch

MLS® #25482369

\$1,525,000

4 Bedroom, 3.00 Bathroom, 2,664 sqft

Residential on 1 Acres

N/A, Porter Ranch,

Discover luxury living in the prestigious Canyons Community of Porter Ranch! Located in a 24/7 guard gated community, this Peaks Collection residence offers 4 bedrooms, 3 bathrooms, covered patio, spacious loft, and soaring ceilings, all in move-in ready condition! Abundant natural light and an open-concept floor plan make this perfect for California indoor-outdoor living. Step through the inviting foyer leading into a bright conservatory lounge and dining area that flows into a chef's dream kitchen with stainless steel appliances, floor to ceiling cabinetry, quartz countertops, an oversized center island, and a custom drybar, inviting culinary exploration and shared moments. A private, covered patio w/ custom motorized screens provides the perfect space to sit out and relax with a favorite cup of tea or to transform a meal into an alfresco dining experience. The adjacent, spacious family room offers a comfortable setting for entertainment and relaxation. The first floor is finished with a full bedroom and bathroom that offer versatility as an office space, separate guest quarters, and more. Venture upstairs to find a light laden loft, ideal for a family/game room and work out area. This flows into an impressive primary suite, great for unwinding after a long day and maximizing your rest. This comes in tow with a primary, spa-like bathroom with a soaking tub, glass-enclosed walk-in shower, ample counter space with double vanities, and an expansive walk-in closet. Two more sizable bedrooms, full size



bathroom, and a fully equipped laundry room complete this floor. Additional highlights include Tesla charging station, paid off solar panels, multi-level speaker system, custom window treatments, motorized blinds/retractable screens, drought resistant landscaping, Ecobee and security systems. Community features include guard gated entry and a resort-style recreation center that includes a beach entry pool, spa, cabanas, outdoor TVs, wading pool, bbq stations, and a state-of-the-art clubhouse. Enjoy the benefits of award winning schools (K-8 Porter Ranch Community School, Sierra Canyon School), and the proximity to 118 fwy, local restaurants/shopping, Vineyard Plaza, Porter Ranch Community Park (Jane & Bert Boeckmann Park), Porter Ranch Country Club, local hiking and biking trails, and more! Come see why this space is truly special!

Built in 2021

Essential Information

MLS® #	25482369
Price	\$1,525,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,664
Acres	1.30
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Tamar Aintablian
Listing Office	Sotheby's International Realty

Community Information

Address	20701 Butternut Circle
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Area	PORA - Porter Ranch
Subdivision	N/A
City	Porter Ranch
County	Los Angeles
Zip Code	91326

Amenities

Amenities	Clubhouse, Recreation Room, Spa/Hot Tub, Controlled Access, Pool, Security
Parking Spaces	4
Parking	Door-Multi, Garage, Driveway
Garages	Door-Multi, Garage, Driveway
View	Hills
Has Pool	Yes
Pool	Association, Community
Security	Gated Community, Gated with Guard, Security Gate, 24 Hour Security

Interior

Interior	Tile
Interior Features	Ceiling Fan(s), Walk-In Closet(s), Loft, Separate/Formal Dining Room, Utility Room
Appliances	Dishwasher, Disposal, Refrigerator, Washer, Trash Compactor
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

Additional Information

Date Listed	January 14th, 2025
Days on Market	14
Zoning	LARE
Short Sale	N
RE / Bank Owned	N

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