

# \$550,000 - 22606 13th Place, Newhall

MLS® #AR25010237

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## \$550,000

3 Bedroom, 2.00 Bathroom, 1,676 sqft  
Residential on 0 Acres

N/A, Newhall,

Welcome to 22606 13th Place. (Back on the market at no fault of the property. Buyers did not perform.) Nestled in the heart of Newhall, this delightfully updated 3-bedroom, 2-bath home offers a harmonious blend of comfort, style, and convenience. Boasting a bright, open, and airy floor plan, this home is designed for modern living and entertaining. The spacious living room is a showstopper with its dramatic brick fireplace and abundance of natural light that floods the space, creating an inviting atmosphere filled with sunshine. The chef's kitchen has plenty of cabinets, storage and complete with a wrap-around counter opening seamlessly into the family room, making it ideal for cooking while staying connected to family or guests. The expansive master suite provides a peaceful retreat with ample space, while the additional bedrooms are well-sized and comfortable for family, guests, or home office use. Home also features a convenient indoor laundry area. Step outside to enjoy the relaxing patio, perfect for enjoying a morning coffee or unwinding in the evening. The backyard is a versatile space that can easily be transformed into your own oasis—whether it's a dog run, a garden paradise, a place for the kids to play, a place to entertain, or whatever your imagination desires. The 2-car detached garage adds convenience and extra storage space, while the front yard offers a charming curb appeal. Minutes from Old Town Newhall and Downtown Newhall. Walk to Old Town



Newhall and explore the Walk of Western Stars, Main Street, and the Laemmle Theatre. Enjoy easy access to local parks, schools, the library, the Metro/Amtrak station, and a variety of recreational spaces. Whether you’re hiking in the William S. Hart Regional Park, discovering Newhall’s rich history, or exploring the area's thriving arts and entertainment scene, you’ll have it all at your doorstep.

With its ideal location in Newhall—part of the coveted Santa Clarita Valley—this home offers the perfect balance of community, convenience, and outdoor living. Don’t miss the chance to make this charming property with NO HOA your own and be a part of one of the most vibrant and engaged neighborhoods in Southern California! Don't miss making this your Home Sweet Home!

Built in 1976

Essential Information

MLS® #	AR25010237
Price	\$550,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,676
Acres	0.13
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Watson Gan
Listing Office	eXp Realty of California Inc

Community Information

Address	22606 13th Place
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Area	DNEW - Downtown Newhall
Subdivision	N/A
City	Newhall
County	Los Angeles
Zip Code	91321

### Amenities

Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Neighborhood
Pool	None

### Exterior

Lot Description	Back Yard, Front Yard, Street Level
Foundation	Raised

### Interior

Interior	Laminate
Interior Features	Breakfast Bar, Separate/Formal Dining Room, All Bedrooms Down, Pantry
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### School Information

District	William S. Hart Union
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### Additional Information

Date Listed	January 15th, 2025
Days on Market	47
Zoning	SCUR2
Short Sale	N
RE / Bank Owned	N

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