

# \$899,900 - 13401 Egbert Street, Sylmar

MLS® #AR25080023

**\$899,900**

3 Bedroom, 3.00 Bathroom, 1,896 sqft

Residential on 0 Acres

N/A, Sylmar,

Welcome to 13401 Egbert Street, located in the highly sought-after neighborhood of Sylmar. This charming home offers stunning views and a private backyard oasis, providing the perfect blend of comfort and tranquility.

Featuring 3 bedrooms and 2.5 bathrooms, this spacious home spans 1,896 sq ft of living space, all set on a generous 7,865 sq ft lot with an attached car garage. As you step through the double doors, you'll be welcomed by a bright & inviting atmosphere, with an abundance of natural light flowing throughout the open floor plan. The expansive living room, complete with a cozy fireplace, provides the ideal setting for relaxation and gatherings.

The layout offers seamless flow between the living room, dining area, and kitchen, with easy access to an additional generous family/bonus room. Sliding glass doors off the living room lead to a large backyard, perfect for entertaining and offering endless possibilities to create your own personal retreat. The kitchen is generously sized, with a bright breakfast nook perfect for casual dining.

Downstairs, you'll find the spacious family room, a convenient bathroom, and direct access to the attached garage, as well as another set of large sliding doors that open to the lower garden. Upstairs, two well-sized bedrooms have partial views of the city lights, and share a bathroom, while the master suite enjoys its own private bath, double sinks, two closets and sweeping mountain views from the



## picture window

The backyard is a true highlight featuring a custom-built waterfall and pond, ideal for creating your own serene retreat. Whether you're looking to relax in the custom-designed tea house, ideal for entertaining & dining al fresco, or simply unwind, you'll be surrounded by breathtaking mountain vistas and beautiful blue skies. Some of the recent upgrades that have been done are, new 30 Year Shingle roof, complete exterior paint of House, interior paint, Whole house re-plumbed with copper & PEX

Nearby Wilson Canyon Park offers many trails frequented by hikers, equestrians, and mountain bikes. Stunning vistas of the valley are easily accessed along with grand oak woodlands, and a year-round creek surrounded by beautiful trees.

This home offers a perfect combination of modern living and natural beauty, making it an exceptional opportunity to embrace the serene lifestyle. Don't miss the chance to make this remarkable property your own. This ideal location also provides easy access to the 210 and 5 freeways

Built in 1965

## Essential Information

MLS® #	AR25080023
Price	\$899,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,896
Acres	0.18
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence

Status	Closed
Listing Agent	Rana Madain
Listing Office	Compass

## Community Information

Address	13401 Egbert Street
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

## Amenities

Parking Spaces	2
# of Garages	2
View	Hills
Pool	None

## Exterior

Lot Description	Back Yard, Front Yard
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## Interior

Interior Features	Cathedral Ceiling(s), All Bedrooms Up, Primary Suite, Block Walls
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two, Multi/Split

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	April 11th, 2025
Days on Market	23
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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