

# \$1,189,000 - 18808 Nau Avenue, Porter Ranch

MLS® #BB25014051

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## \$1,189,000

3 Bedroom, 2.00 Bathroom, 1,534 sqft  
Residential on 0 Acres

N/A, Porter Ranch,

Stunning Single-Story Porter Ranch View Home North of Rinaldi. Experience the epitome of style and comfort in this fully remodeled 3-bedroom, 2-bathroom single-story gem. Located in the highly sought-after Porter Ranch neighborhood, this home offers breathtaking panoramic views and a modern design that's sure to impress. Bright and Open Floor Plan: Sunlight streams through large windows, creating a warm and inviting ambiance.

Gourmet Kitchen: Upgraded with sleek quartz countertops, stainless steel appliances, and custom cabinetry, perfect for both everyday living and entertaining. Private Oasis: Unwind in a serene outdoor retreat featuring a calming fountain enclosed within arches, just outside the primary bedroom. Top-Rated Schools: Zoned for Castlebay Elementary, Frost Middle School, and Granada Hills Charter High School. Prime Location: Close to parks with playgrounds, basketball courts, hiking trails, shopping, dining, and easy access to the 118 freeway. This move-in-ready home is your gateway to the ultimate Porter Ranch lifestyle. Don't miss the chance to make it yours!



Built in 1972

## Essential Information

MLS® #	BB25014051
Price	\$1,189,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,534
Acres	0.18
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Aram Bidkhanian
Listing Office	Exp Realty of California Inc.

### Community Information

Address	18808 Nau Avenue
Area	PORA - Porter Ranch
Subdivision	N/A
City	Porter Ranch
County	Los Angeles
Zip Code	91326

### Amenities

Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	City Lights, Mountain(s)
Pool	None

### Exterior

Lot Description	ZeroToOneUnitAcre
Windows	Double Pane Windows

### Interior

Interior Features	High Ceilings, All Bedrooms Down
Appliances	Dishwasher, Built-In Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room

# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
High	Granada Hills

### **Additional Information**

Date Listed	December 19th, 2024
Days on Market	8
Zoning	LARE9
Short Sale	N
RE / Bank Owned	N

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