

# **\$1,549,000 - 10313 Christine Place, Chatsworth**

MLS® #BB25088176

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**\$1,549,000**

4 Bedroom, 4.00 Bathroom, 3,989 sqft

Residential on 0 Acres

N/A, Chatsworth,

THE BEST DEAL IN CHATSWORTH! HUGE PRICE REDUCTION - MOTIVATED SELLER - DON'T MISS THIS ONE! Incredible Country Court Estates manor with TENNIS COURT, set on a wonderful private cul-de-sac.

Spacious and regal. Beautifully updated with high quality finishes throughout. Meticulously maintained and move in ready. Nearly 4000 square feet of recently remodeled living space, including four bedrooms, three and a half baths, and set on a 17600 square ft lot, private tennis court - shared with only 1 neighbor. Perfect floor plan including a formal living room with vaulted ceilings, formal dining room, remodeled chef's kitchen with center island that has it all and opens to the first level family room - amazing indoor/outdoor flow leads to the park like backyard grounds with pool, spa, grassy area, and tennis court! One bedroom on the first level, with a full bath, plus a powder room. The second level greets you with a huge family room with soaring cathedral ceilings, flooded with natural light, and perfect as a den, study, game room, etc - truly has unlimited possibilities. The grand primary retreat features a sitting area and completely remodeled bath (sitting area could be a 5th bedroom if needed). Other recent upgrades include: fully remodeled bathrooms, newer flooring throughout the home, premium quality paint, dual pane, energy efficient windows, interior doors replaced, recessed LED lighting, window treatments and two replaced HVAC systems! Award winning elementary and



middle schools. This magnificent lot is surrounded by mature trees and landscaping for ultimate privacy. Excellent proximity to the all new shops and restaurants at The Vineyards at Porter Ranch shopping complex along with the Porter Ranch Town Center. Don't miss this opportunity!

Built in 1976

**Essential Information**

MLS® #	BB25088176
Price	\$1,549,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,989
Acres	0.40
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Arto Poladian
Listing Office	Redfin Corporation

**Community Information**

Address	10313 Christine Place
Area	CHT - Chatsworth
Subdivision	N/A
City	Chatsworth
County	Los Angeles
Zip Code	91311

**Amenities**

Parking Spaces	3
Parking	Door-Multi, Driveway, Garage, Garage Faces Front
# of Garages	3
Garages	Door-Multi, Driveway, Garage, Garage Faces Front

View	None
Has Pool	Yes
Pool	Black Bottom, Gas Heat, Gunite, In Ground, Pebble, Private

## Exterior

Exterior	Copper Plumbing
Lot Description	Back Yard, Front Yard, Landscaped, Lawn
Roof	Concrete
Construction	Copper Plumbing

## Interior

Interior	Laminate
Interior Features	Beamed Ceilings, Ceiling Fan(s), Entrance Foyer, High Ceilings, Open Floorplan, Partially Furnished, Recessed Lighting, Smart Home, Stone Counters, Sunken Living Room, Two Story Ceilings, Wet Bar
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Convection Oven, Exhaust Fan, Gas Water Heater, Ice Maker, Range Hood, Water Heater, Water Purifier, Water To Refrigerator
Heating	Fireplace(s), Natural Gas, Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	April 25th, 2025
Days on Market	110
Zoning	LARA
Short Sale	N
RE / Bank Owned	N

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