

# **\$835,000 - 12587 Cathy Street, Sylmar**

MLS® #GD25095322

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## **\$835,000**

3 Bedroom, 2.00 Bathroom, 1,305 sqft  
Residential on 0 Acres

N/A, Sylmar,

Welcome to this exceptional residence located in the peaceful enclave of Lakeview Terrace, Sylmar-an area known for its natural beauty and sweeping mountain views. From the moment you arrive you'll notice the expansive brick-paved driveway, offering 6+ vehicles, along with an attached garage featuring built-in shelving. Inside the home boasts engineered laminate wood flooring throughout, complemented by recessed lighting and built-in speaker system, creating the perfect environment for both relaxation and entertainment. The kitchen is a delight, offering granite countertops, laminate flooring, a cozy breakfast nook, and a well appointed area for dining and socializing.

Energy-conscious buyers will appreciate the solar panels (leased system) and new panels helping to significantly reduce electric bills. This property has been thoughtfully upgraded with a brand new electrical wiring, modern electrical panel, high-speed cable internet in every room, dimmable lighting, brand new copper plumbing, and functional exterior gutters. Gas lines have also been installed outside for added convenience. Enjoy the inviting ambiance of a wood-burning fireplace and the flexibility of bathrooms featuring a combination of bathtubs and stand up shower. Step outside to your private oasis-this home is enclosed with reinforced vinyl fencing and concrete walls for enhanced privacy. The backyard features a built-in barbecue area, two storage sheds, and a large enclosed patio



of approximately 700 square feet-ideal for entertaining or relaxing. Surrounding the property, you'll find a lush variety of 25-30 mature fruit trees including pomegranates, cherries, apples, mandarins, limes, oranges, and much more-providing a fragrant and flavorful escape right in your own yard. Don't miss this unique opportunity to own a fully upgraded home in a peaceful, nature-filled setting.

Built in 1962

**Essential Information**

MLS® #	GD25095322
Price	\$835,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,305
Acres	0.17
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jack Babakhanyan
Listing Office	JohnHart Real Estate

**Community Information**

Address	12587 Cathy Street
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

**Amenities**

Parking Spaces	2
# of Garages	2

View	City Lights, Neighborhood
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior	Laminate
Interior Features	Ceiling Fan(s), Recessed Lighting, All Bedrooms Down
Appliances	Dishwasher, Gas Cooktop, Gas Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	April 8th, 2025
Days on Market	11
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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