

# \$999,000 - 15301 Larkspur Street, Sylmar

MLS® #GD25158091

## \$999,000

4 Bedroom, 3.00 Bathroom, 1,924 sqft  
Residential on 0 Acres

N/A, Sylmar,

This spacious single-family home features 4 bedrooms, 2 full bathrooms, and a guest powder room across 1,924 sq ft of living space, set on a generous 17,500 sq ft lot in a peaceful Sylmar neighborhood. Featuring vaulted ceilings, an open concept living area, a cozy fireplace, and a large backyard perfect for entertaining, expansion, or future development, this property provides an excellent canvas to personalize and enhance according to your own taste while adding significant value. Additional highlights include an attached two car garage, RV access, and strong development potential including the possibility of adding an ADU or pursuing a lot split to create a separate flag lot, subject to buyer verification. Conveniently located within reasonable driving distance to parks, schools, hiking trails, and major freeways, this property is ideal for investors, builders, or buyers with vision.



Built in 1985

## Essential Information

|                |            |
|----------------|------------|
| MLS® #         | GD25158091 |
| Price          | \$999,000  |
| Bedrooms       | 4          |
| Bathrooms      | 3.00       |
| Full Baths     | 2          |
| Half Baths     | 1          |
| Square Footage | 1,924      |

|                |                         |
|----------------|-------------------------|
| Acres          | 0.40                    |
| Year Built     | 1985                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Andre Isakhanian        |
| Listing Office | Promatrix Realty        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 15301 Larkspur Street |
| Area        | SYL - Sylmar          |
| Subdivision | N/A                   |
| City        | Sylmar                |
| County      | Los Angeles           |
| Zip Code    | 91342                 |

### Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2  |
| Parking        | Concrete, Driveway, Garage Faces Front, RV Access/Parking                      |
| # of Garages   | 2  |
| Garages        | Concrete, Driveway, Garage Faces Front, RV Access/Parking                      |
| View           | None   |
| Pool           | None   |

### Exterior

|                 |           |
|-----------------|-----------|
| Exterior        | Stucco    |
| Lot Description | Back Yard |
| Roof            | Shingle   |
| Construction    | Stucco    |

### Interior

|                   |   |
|-------------------|---|
| Interior          | Carpet, Tile, Laminate  |
| Interior Features | All Bedrooms Down, Ceiling Fan(s), High Ceilings, Main Level Primary      |
| Appliances        | Dishwasher, Gas Cooktop, Refrigerator, Double Oven, Freezer, Water Heater |
| Heating           | Central   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |

|              |                  |
|--------------|------------------|
| Fireplaces   | Living Room, Gas |
| # of Stories | 1                |
| Stories      | One              |

### **School Information**

|          |                     |
|----------|---------------------|
| District | Los Angeles Unified |
|----------|---------------------|

### **Additional Information**

|                 |                 |
|-----------------|-----------------|
| Date Listed     | July 14th, 2025 |
| Days on Market  | 11              |
| Zoning          | LARA            |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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