

\$800,000 - 13601 Simshaw Avenue, Sylmar

MLS® #GD25171922

\$800,000

3 Bedroom, 2.00 Bathroom, 1,316 sqft
Residential on 0 Acres

N/A, Sylmar,

Welcome to this beautifully maintained home offering comfortable living space on a generous lot with a pool. Step inside and you'll immediately appreciate the spacious living room, highlighted by a warm fireplace, modern recessed lighting, large windows providing so much natural light and stylish laminate flooring that flows throughout the common areas. The light and bright kitchen features quartz countertops, abundant cabinetry for storage, a breakfast bar for casual dining, and a seamless flow into the dining area—complete with slider that opens to your own private backyard retreat. Primary bedroom with bathroom and two more good sized bedrooms, bathroom and laundry area. Fresh interior paint gives the home a clean, updated feel, while the thoughtful layout offers ideal space for everyday living and entertaining. Enjoy your mornings or evenings in the large backyard, where a sparkling pool and spa await—perfect for summer fun or peaceful relaxation. The attached garage provides secure parking and additional storage options. Home also included leased solar panels, central heat and wall unit AC. This charming property is located in a quiet, established neighborhood close to all local amenities, offering both comfort and convenience. Whether you're a first-time homebuyer or looking to upsize with style, you have everything you need to call it home.



Built in 1959

Essential Information

MLS® #	GD25171922
Price	\$800,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,316
Acres	0.17
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Stacy Petrossian
Listing Office	Engel & Volkers La Canada

Community Information

Address	13601 Simshaw Avenue
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

Amenities

Parking Spaces	2
Parking	Door-Single, Driveway, Garage
# of Garages	2
Garages	Door-Single, Driveway, Garage
View	None
Has Pool	Yes
Pool	In Ground, Private

Exterior

Lot Description	Back Yard, Front Yard, Yard
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Interior

Interior Features	Breakfast Bar, Stone Counters, Recessed Lighting
Appliances	Built-In Range, Dishwasher, Gas Oven, Gas Range

Heating	Central
Cooling	Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	July 31st, 2025
Days on Market	24
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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