

# \$699,000 - 11435 Tampa Avenue # 95, Porter Ranch

MLS® #GD25217444

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## \$699,000

4 Bedroom, 3.00 Bathroom, 1,637 sqft  
Residential on 12 Acres

N/A, Porter Ranch,

This Condo/Townhouse is the closest thing to owning a single-family home without the hefty single-family price tag. Sounds too good? Itâ€™s not. Hereâ€™s why: with over 1,600 sq. ft., 4 bedrooms, and 3 bathrooms, the whole place has been tastefully remodeledâ€”kitchen, bathrooms, lighting, windows, flooringâ€”the works. But the real showstopper? The outdoor space. After you pass the detached two-car garage (yes, with storage + laundry), youâ€™ll find one of the largest front patios in the communityâ€”about 700 sq. ft. of entertaining space before you even step inside. Add a private patio off the living room wrapped in tall trees for privacy, plus another expansive yard directly off the master suite. This home provides almost the same square footage outside as it does insideâ€”truly doubling your living space. Step inside and youâ€™ll see why it feels like home. A bedroom by the entry doubles as the perfect home office, while across the hall thereâ€™s a charmingly remodeled bath and another bedroom with sliding glass doors to that massive patio. Down the hall, the living room opens up with vaulted ceilings and a cozy fireplace, right next to a chefâ€™s kitchen with calming tree-top views from the sink (washing dishes doesnâ€™t feel so bad here). The dining area? Easily fits 8â€“10 for dinner parties. Downstairs, youâ€™ll find another spacious bedroom plus the master retreatâ€”complete with its own private yard and a clever bathroom setup: two sinks, two



toilets, one shared shower. And because this is a corner unit, you only share one wall. Bonus: it's steps from one of the multiple community pool areas, tucked away from the street for extra privacy, and surrounded by plenty of guest parking. All of this in an exceptional Porter Ranch community, above Rinaldi's close to shopping, dining, parks, and top-rated schools. And for those who love the outdoors and leisure, you're just minutes from the beautiful Limekiln Canyon trails and the prestigious Porter Valley Country Club.

Built in 1975

Essential Information

MLS® #	GD25217444
Price	\$699,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Square Footage	1,637
Acres	12.47
Year Built	1975
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Andrea Megerdichian
Listing Office	LPT Realty

Community Information

Address	11435 Tampa Avenue # 95
Area	PORA - Porter Ranch
Subdivision	N/A
City	Porter Ranch
County	Los Angeles
Zip Code	91326

Amenities

Amenities	Pool, Spa/Hot Tub
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Parking Spaces	2
Parking	Door-Single, Garage, Garage Faces Front, Guest
# of Garages	2
Garages	Door-Single, Garage, Garage Faces Front, Guest
View	Mountain(s), Neighborhood, Trees/Woods
Has Pool	Yes
Pool	Association, Community, In Ground

## Exterior

Lot Description	ZeroToOneUnitAcre, Back Yard
Windows	Double Pane Windows

## Interior

Interior	Tile, Laminate
Interior Features	Eat-in Kitchen, High Ceilings, Jack and Jill Bath, Primary Suite, Recessed Lighting
Appliances	Dishwasher, Microwave, Gas Range, Refrigerator
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	September 16th, 2025
Days on Market	27
Short Sale	N
RE / Bank Owned	N

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