

# **\$715,000 - 13876 Gavina Avenue, Sylmar**

MLS® #GD25219572

**\$715,000**

3 Bedroom, 2.00 Bathroom, 1,292 sqft

Residential on 1 Acres

N/A, Sylmar,

Welcome to your dream home at 13876 Gavina Avenue a picturesque retreat nestled in the Heart of Los Angeles. This charming three bedroom, two bath house offers 1,292 sq ft of space, perfect for the first time home buyers eager to stop renting and embrace a lifestyle of comfort and equity. As you step inside be greeted by elegant LVP floors that flow seamlessly through the living area and kitchen. Central air conditioning and heating ensure year round comfort. The spacious kitchen invites culinary adventures while the high ceiling living room is perfect for cozy gatherings or entertaining friends and family. Outside your private backyard oasis awaits. Picture summer days spent lounging by the sparkling swimming pool. The large lot provides ample space for outdoor entertainment whether it's barbecuing with loved ones or enjoying peaceful evening sunsets with breathtaking views. The vibrant community offers a wealth of amenities including access to El Cariso Community Park and Golf course, and LA Mission College. Commuters will appreciate the convenience of easy access to the freeway, putting Burbank, Glendale, Pasadena, Magic Mountain, LA Live and the rest of LA basin a short drive away! With this ideal blend of comfort, style and community, this home is not just a place to live but a lifestyle to embrace. Don't miss out on the opportunity to make this exquisite property your own. Contact us today schedule a tour and envision your future in this beautiful Los



Angeles gem.

Built in 1972

## Essential Information

MLS® #	GD25219572
Price	\$715,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,292
Acres	0.59
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Vartan Markarian
Listing Office	Markarian Realty

## Community Information

Address	13876 Gavina Avenue
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	9
Parking	Door-Single, Driveway, Garage Faces Front, Garage, Side By Side
Garages	Door-Single, Driveway, Garage Faces Front, Garage, Side By Side
View	City Lights, Mountain(s)
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco, Copper Plumbing
Exterior Features	Rain Gutters
Lot Description	ZeroToOneUnitAcre, Sprinklers In Rear, Near Public Transit, Sprinkler System
Roof	Shingle
Construction	Stucco, Copper Plumbing
Foundation	Slab

## Interior

Interior	Carpet, Tile, Vinyl
Interior Features	Separate/Formal Dining Room, High Ceilings, All Bedrooms Down, Attic, Primary Suite
Appliances	Gas Oven, Gas Range, Water Heater
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Electric, Gas
Fireplace	Yes
Fireplaces	Gas, Living Room, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	September 18th, 2025
Days on Market	26
Zoning	LARA
Short Sale	N
RE / Bank Owned	N

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