

\$440,000 - 23445 Flume Canyon Drive, Wrightwood

MLS® #HD24236689

\$440,000

2 Bedroom, 1.00 Bathroom, 904 sqft

Residential on 0 Acres

N/A, Wrightwood,

Experience the four seasons on the far West side of picturesque Wrightwood. This turn key home with two car garage features a wrap-around deck, awesome side AND backyard and a lots of extras! Great Room, vaulted ceilings, open beams, wood burning stove and all of the traditional mountain home features you've come to love. 2 nice sized bedrooms with backyard views and privacy.

This home doesn't stop there though. New A/C with heat pump (mini-split), vinyl plank laminate flooring throughout, vinyl dual pane windows, vinyl fencing, concrete driveway, forced air central heating, and remodeled bathroom. Structural improvements/upgrades include upgraded electrical and plumbing, newer roof, traffic rated 750 gallon concrete septic tank and leach lines, new hardie-board/concrete fiber siding and AMAZING views to the surrounding Mountains and your story book neighborhood below. Outside, plenty of parking with a 2 car garage, additional stall down below for an easy exit no matter the weather, concrete driveway with additional parking for an RV or trailer. Large trees and meticulously planned landscaping, all on a drip system and FULLY FENCED. The backyard stretches back to the Angeles National Forest for ultimate privacy and your very own snow park. A must see!



Built in 1967

Essential Information

MLS® #	HD24236689
Price	\$440,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	904
Acres	0.23
Year Built	1967
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Curtis Schneider
Listing Office	Country Life Realty

Community Information

Address	23445 Flume Canyon Drive
Area	WRWD - Wrightwood
Subdivision	N/A
City	Wrightwood
County	Los Angeles
Zip Code	92397

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Water Connected
Parking Spaces	6
Parking	Garage, Concrete, Door-Multi, Driveway Up Slope From Street, Garage Door Opener, Garage Faces Front, Paved
# of Garages	2
Garages	Garage, Concrete, Door-Multi, Driveway Up Slope From Street, Garage Door Opener, Garage Faces Front, Paved
View	Mountain(s), Neighborhood, Trees/Woods
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Concrete, Fiber Cement, Wood Siding
Exterior Features	Lighting

Lot Description	Yard, Sloped Up
Windows	Double Pane Windows, Insulated Windows
Roof	Composition, Shingle
Construction	Concrete, Fiber Cement, Wood Siding
Foundation	Block

Interior

Interior	Laminate
Interior Features	Granite Counters, Open Floorplan, Bedroom on Main Level, All Bedrooms Up, Balcony, Beamed Ceilings, Breakfast Bar, Country Kitchen, High Ceilings, Living Room Deck Attached, Recessed Lighting
Appliances	Built-In Range, Dishwasher, Dryer, Gas Oven, Gas Range, High Efficiency Water Heater, Refrigerator, Washer, Water Softener
Heating	Central, Forced Air, Natural Gas
Cooling	Electric, Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Insert, Living Room, Wood Burning, Wood Burning Stove
# of Stories	2
Stories	One

School Information

District	Snowline Joint Unified
Elementary	Wrightwood
High	Serrano

Additional Information

Date Listed	November 21st, 2024
Days on Market	142
Zoning	LCR17500*
Short Sale	N
RE / Bank Owned	N

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