

\$795,000 - 13972 Beaver Street, Sylmar

MLS® #IV25036111

\$795,000

6 Bedroom, 3.00 Bathroom, 2,200 sqft
Residential on 0 Acres

N/A, Sylmar,

2 HOMES on ONE LOT!!! Welcome to this versatile and inviting home, perfect for both comfortable living and investment opportunities. This single-story residence is thoughtfully divided into two separate homes on a lot that are not connected, offering flexibility for occupants or potential rental income. Featuring six spacious rooms, three well-placed bathrooms, and two kitchens, this home provides ample space and functionality for a variety of living arrangements. The main house has 5 bedrooms, 2 bathrooms, kitchen, living room and includes central AC for year-round comfort and a large backyard patio with a built-in brick BBQ, ideal for entertaining. The front of the home is gated and boasts an extra-large driveway, providing plenty of parking for multiple vehicles. Additionally, the garage has been converted into a bedroom, maximizing living space. A second house that is 1br/1ba has a kitchen, living room and a bedroom and is located at the back of the property, though permit status is unknown. This unique property presents a fantastic opportunity for homeowners and investors alike.



Built in 1956

Essential Information

MLS® #	IV25036111
Price	\$795,000

Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,200
Acres	0.15
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Scott Guyson
Listing Office	RE/MAX TIME REALTY

Community Information

Address	13972 Beaver Street
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

Amenities

View	None
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

Interior Features	All Bedrooms Down
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	October 23rd, 2024
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Days on Market	2
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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