

\$2,150,000 - 20548 Hummingbird Court, Porter Ranch

MLS® #OC24147444

\$2,150,000

5 Bedroom, 6.00 Bathroom, 3,703 sqft

Residential on 0 Acres

N/A, Porter Ranch,

Huge Price improvement !! Gorgeous Newer Construction Home in a Private Guarded Gated Community! Very Light and Bright!. Beautiful CANYON VIEWS. Builder upgraded Owners Suite Deck, flooring throughout the first floor and black iron and glass rails. Enter into the two-story foyer, offering views to the spacious dining room, soaring two-story great room, and large two-story luxury outdoor living space beyond. The well-designed kitchen overlooks a bright casual dining area, a great room, and amazing outdoor living, creating the perfect space to entertain year-round. A large center island with a breakfast bar, plenty of counter and cabinet space, and an ample walk-in pantry highlight the kitchen. On the second floor, the expansive primary bedroom suite has a marvelous walk-in closet and an exquisite primary bath with dual vanities, a large soaking tub, a luxe shower, and a private water closet. Central to a generous loft that overlooks the first floor, the secondary bedrooms each feature sizable closets and private baths. This home also includes an easily accessible first-floor bedroom with a closet and private bath off the foyer.

With exceptional schools, exhilarating amenities, and exquisitely designed homes, at Porter Ranch, residents can ignite the spirit and feed the soul. It's the best of luxury living, right where you want to be.

The newly constructed Porter Ranch Community School, the community's own K-8 school, scored an impressive 99 out of 100



CORE score, is a 2016-17 California Gold Ribbon Schools Award winner. Exceptional private schools near Porter Ranch include Chatsworth Hills Academy, Sierra Canyon School, Egremont School, Chaminade College Preparatory, and St. John Eudes School. Located minutes away from local shops, retail centers, entertainment, and dining. The nearby Town Center is flush with easy shopping close to home, while Northridge Fashion Center, Simi Valley Town Center, Woodland Hills' Village at Topanga, and the Commons at Calabasas offer boutique and mall shopping within 30 minutes.

The 14-acre Holleigh Bernson Park offers fields, playgrounds, and walking paths for a welcome diversion close to home. Porter Ranch is excited to add a planned, 50-acre park by the City of Los Angeles that is to include a 10-acre city park featuring an outdoor concert pavilion, picnic areas, playgrounds, a children's splash park, active sports courts, and other community gathering spots.

Built in 2022

Essential Information

MLS® #	OC24147444
Price	\$2,150,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,703
Acres	0.17
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed

Listing Agent	Leon Li
Listing Office	Harvest Realty Development

Community Information

Address	20548 Hummingbird Court
Area	PORA - Porter Ranch
Subdivision	N/A
City	Porter Ranch
County	Los Angeles
Zip Code	91326

Amenities

Amenities	Guard, Security
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Concrete, Door-Single, Driveway, Garage, Garage Door Opener, Garage Faces Front
# of Garages	3
Garages	Concrete, Door-Single, Driveway, Garage, Garage Door Opener, Garage Faces Front
View	Canyon, City Lights, Hills, Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Gated Community, Gated with Attendant, Gated with Guard, Key Card Entry, Prewired, Security Gate, Smoke Detector(s), 24 Hour Security

Exterior

Lot Description	Back Yard, Cul-De-Sac, Drip Irrigation/Bubblers, Front Yard, Landscaped, Sprinklers In Front, Sprinklers In Rear, Yard
Windows	ENERGY STAR Qualified Windows, Screens
Roof	Tile
Foundation	Slab

Interior

Interior	Carpet, Tile, Vinyl
Interior Features	Balcony, Bedroom on Main Level, Breakfast Bar, Built-in Features, Entrance Foyer, High Ceilings, In-Law Floorplan, Loft, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate/Formal Dining Room, Smart Home, Storage, Walk-In Closet(s), Walk-In Pantry, Wired for Data

Appliances	Built-In Range, Convection Oven, Dishwasher, Disposal, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Exhaust Fan, Gas Cooktop, Gas Oven, Gas Range, Gas Water Heater, High Efficiency Water Heater, Microwave, Range Hood, SixBurnerStove, Tankless Water Heater, Vented Exhaust Fan, Water Heater, Water To Refrigerator
Heating	Central, ENERGY STAR Qualified Equipment, High Efficiency, Natural Gas
Cooling	Central Air, Dual, Electric, ENERGY STAR Qualified Equipment
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	July 17th, 2024
Days on Market	249
Short Sale	N
RE / Bank Owned	N

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