

# \$735,000 - 13412 Dyer Street, Sylmar

MLS® #OC25022916

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## \$735,000

3 Bedroom, 2.00 Bathroom, 1,242 sqft  
Residential on 0 Acres

N/A, Sylmar,

Great Equity Opportunity in Sylmar! This 3 bedroom 2 bath single-story Pool home has an attached garage with potential to be a 2-car garage. Nice size lot with tons of room to add value! The property is being sold AS-IS, buyer to perform their own due diligence to confirm the condition of the property. Great backyard with in-ground pool, covered patio, and a view!

Purchase to fix and flip for a profit, buy and hold as a rental, or remodel and move-in! Call you Realtor to schedule a tour and make and offer today!



Built in 1955

## Essential Information

MLS® #	OC25022916
Price	\$735,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,242
Acres	0.17
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jessica Nieto
Listing Office	eXp Realty of California Inc

## Community Information

Address	13412 Dyer Street
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Door-Single, Garage
# of Garages	1
Garages	Door-Single, Garage
View	None
Has Pool	Yes
Pool	In Ground, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### **Exterior**

Lot Description	Back Yard
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### **Interior**

Appliances	Dishwasher, Gas Range, Microwave
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	February 1st, 2025
Days on Market	9
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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