

\$899,900 - 23706 Cottonwood Court, Valencia

MLS® #PW24209371

\$899,900

3 Bedroom, 4.00 Bathroom, 2,323 sqft
Residential on 0 Acres

The Greens-Belcaro (GREEN), Valencia,

Welcome to Belcaro, Valenciaâ€™s highly sought after 55+ gated community!

Your new home awaits at the end of a peaceful cul-de-sac, on a large lot with a neighbor on one side and wide-open space on the other side, allowing enough space for combining indoor and outdoor entertaining.

This exquisite property features a 2 bedroom, 2 ½ bathroom main house as well as a Casita with an additional bedroom and ¾ bathroom. You will find attention to detail and upgrades throughout, with added storage and blinds or shutters on most windows. The spacious primary suite includes a large soaking tub, dual sinks and a walk-in closet with built-in cabinets. A custom-made island accentuates the open kitchen and adds functionality as well as added storage, making this space ideal for entertaining. The downstairs study has more built-in cabinets and shelves; a laundry area and powder room are nearby yet out of the way and the attached two car garage features built-in cabinets as well as space in the driveway for overnight parking round out the first floor nicely. Upstairs you will notice the loft area has been enlarged to make a much more usable space along with more built-in cabinetry. The second bedroom has a Juliet balcony offering sweeping views as well as a full private bathroom. Outside the enclosed yard wraps around the house providing great space for entertaining and a poured slab on the patio is near both gas and electricity can accommodate a hot tub yet



almost goes unnoticed.
Come see for yourself why people consider this the epitome of refined 55+ living with it's premium oversized lot, thoughtful upgrades and versatile living spaces this may well be your dream home.

Built in 2004

Essential Information

MLS® #	PW24209371
Price	\$899,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	1
Square Footage	2,323
Acres	0.13
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Harold Hanmer
Listing Office	Coldwell Banker Realty

Community Information

Address	23706 Cottonwood Court
Area	BCRO - Valencia Belcaro
Subdivision	The Greens-Belcaro (GREEN)
City	Valencia
County	Los Angeles
Zip Code	91354

Amenities

Amenities	Pool, Barbecue, Clubhouse, Pickleball, Spa/Hot Tub
Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Single, Driveway, Garage Faces Front, Garage, Concrete, Direct Access
# of Garages	2

Garages	Door-Single, Driveway, Garage Faces Front, Garage, Concrete, Direct Access
View	Hills
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Gated with Attendant, Smoke Detector(s)

Exterior

Exterior	Stucco, Drywall
Lot Description	Cul-De-Sac
Windows	Blinds, Double Pane Windows, Screens, Shutters
Roof	Concrete, Tile
Construction	Stucco, Drywall
Foundation	Slab

Interior

Interior	Wood, Carpet, Stone
Interior Features	Ceiling Fan(s), Loft, Main Level Primary, Primary Suite, Stone Counters
Appliances	Dishwasher, Microwave, Range Hood, Water Heater, Built-In Range, Electric Cooktop
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	2
Stories	Two

School Information

District	William S. Hart Union
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Additional Information

Date Listed	September 30th, 2024
Days on Market	160
Short Sale	N
RE / Bank Owned	N

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