

# **\$1,495,000 - 19577 Pine Valley Avenue, Porter Ranch**

MLS® #PW25000567

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**\$1,495,000**

4 Bedroom, 3.00 Bathroom, 2,552 sqft

Residential on 0 Acres

N/A, Porter Ranch,

Welcome to this beautifully upgraded home, perfectly blending modern with everyday functionality. Located in the desirable Porter Valley Country Club neighborhood, this property features breathtaking sunset views, a spacious, fenced backyard with potential for additional terraces on the rear downslope. From the moment you arrive, you're greeted with the charm of a low-maintenance front yard adorned with artificial grass and thoughtfully designed flower beds on a drip irrigation system. This home invites you to explore its perfect blend of elegance and functionality.

As you enter, a formal living room welcomes you with expansive views of the backyard and the sweeping scenery beyond. The heart of the homeâ€”a remodeled kitchenâ€”featuring stainless steel appliances, gleaming granite countertops, and a breakfast bar where mornings begin with breathtaking vistas. Just off the kitchen, the formal dining room offers a touch of old-world charm, providing an elegant sense of style

The family room is the ideal gathering space. Imagine evenings by the cozy fireplace, hosting friends, or stepping through double doors onto the covered patio to enjoy golden hour views.

The second floor is a retreat with four spacious bedrooms. Three of them offer stunning views, perfect for waking up to natural beauty every



day. The fourth bedroom, currently used as an office, is a versatile space ready to meet your needs.

Outdoors, the magic continues. The backyard is a true oasis, complete with a fenced pool for summer fun, a dedicated dining area for alfresco meals, and plenty of room to entertain. With a rear downslope offering potential for terraces, the possibilities for enhancing this space are endless.

Modern conveniences abound, from new flooring throughout, to a fully paid-off solar panel system, ensuring energy efficiency. A universal Tesla EV charger (ALL EVs compatible) and updated electrical panel bring future-forward living to your doorstep, while a dual-zone central air system with a COVID filter keeps the home comfortable year-round. Additional upgrades include Quiet Cool whole-house fans, a new water heater, and a luxurious \$13,000 infrared sauna for ultimate relaxation.

This home is more than a property—it's a lifestyle. With breathtaking sunset views, thoughtfully upgraded features, and an unbeatable location, it's ready to be your sanctuary.

Built in 1969

**Essential Information**

MLS® #	PW25000567
Price	\$1,495,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,552
Acres	0.35
Year Built	1969

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jeremiah Page
Listing Office	Compass

## Community Information

Address	19577 Pine Valley Avenue
Area	PORA - Porter Ranch
Subdivision	N/A
City	Porter Ranch
County	Los Angeles
Zip Code	91326

## Amenities

Utilities	Electricity Available, Cable Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
Parking Spaces	5
Parking	Garage, Paved, Door-Multi
# of Garages	3
Garages	Garage, Paved, Door-Multi
View	City Lights, Park/Greenbelt, Trees/Woods, Valley
Has Pool	Yes
Pool	In Ground, Private
Security	Carbon Monoxide Detector(s), Fire Detection System, Security System, Smoke Detector(s)

## Exterior

Lot Description	Back Yard, Front Yard, Drip Irrigation/Bubblers, Garden, Sprinklers In Front, Sprinklers In Rear
Windows	Blinds, Custom Covering(s), Screens

## Interior

Interior	Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Storage, Attic, All Bedrooms Up, Eat-in Kitchen, High Ceilings, Recessed Lighting
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Built-In Range, Freezer, Gas Oven, SixBurnerStove
Heating	Central, Forced Air, Solar
Cooling	Central Air, Whole House Fan, Attic Fan

Fireplace	Yes
Fireplaces	Family Room, Gas, Gas Starter, Outside
# of Stories	2
Stories	Two

### **School Information**

District	Los Angeles Unified
Elementary	Castle Bay
Middle	Frost
High	Granada Hills Charter

### **Additional Information**

Date Listed	November 13th, 2024
Days on Market	57
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

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