

# **\$799,000 - 13606 Kismet Avenue, Sylmar**

MLS® #PW25048948

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## **\$799,000**

3 Bedroom, 2.00 Bathroom, 1,248 sqft  
Residential on 0 Acres

N/A, Sylmar,

Welcome to this charming home located on a Cul-De-Sac in the desirable neighborhood of Sylmar. Beautiful landscaping with fruit trees and welcoming front porch that says "home sweet home" Pleasing open and airy floor plan with rich natural light. This updated home features three bedrooms, plus a bonus room that can serve as a fourth bedroom or office. Two full bathrooms tastefully upgraded with contemporary fixtures. Cozy living room, warm and inviting dining area. New kitchen cabinets with stainless steel appliances, new double pane windows, laminated flooring throughout the house, recessed lighting, new copper plumbing, central A/C & heating, washer & dryer hookups inside the house. An exit door in the kitchen leads to the private, spacious backyard with inviting ambience for al fresco dining with plenty room for kids to play. A detached two car garage with ample storage space with a potential conversion to ADU to earn income in the future. Ample concrete driveway to accommodate few cars. This home is a turnkey treasure, ready to move in. Convenient location situated within a short distance to schools, shopping, 210 fwy. Don't miss your chance to own this exeptional residence. This one won't last, schedule a tour today!



Built in 1975

## **Essential Information**

MLS® #	PW25048948
Price	\$799,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,248
Acres	0.13
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Marilu Calderon
Listing Office	New Century Realtors

### Community Information

Address	13606 Kismet Avenue
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

### Amenities

Utilities	Electricity Connected, Water Connected, Cable Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	None
Pool	None

### Exterior

Exterior	Stucco, Copper Plumbing
Lot Description	Sprinklers In Front
Windows	Double Pane Windows
Roof	Shingle
Construction	Stucco, Copper Plumbing

Foundation	Slab
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## Interior

Interior	Tile, Laminate
Interior Features	All Bedrooms Down, Laminate Counters, Open Floorplan
Appliances	Disposal, Gas Range, Refrigerator
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	March 4th, 2025
Days on Market	16
Zoning	LARA
Short Sale	N
RE / Bank Owned	N

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