

# **\$480,500 - 26487 Fairway Circle, Newhall**

MLS® #PW25159503

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## **\$480,500**

2 Bedroom, 2.00 Bathroom, 1,178 sqft

Residential on 13 Acres

N/A, Newhall,

Welcome to the beautiful and highly desirable 55+ community of Friendly Valley!

This move-in ready 2-bedroom, 2-bathroom home offers comfort, space, and abundant natural light throughout. Step inside to a bright and airy living and dining area featuring large windows and sliding glass doors that open to your PRIVATE BACKYARD with a covered patio – perfect for morning coffee or entertaining guests. The functional kitchen is ready for your personal touch, while the spacious primary suite includes an en-suite bathroom and a generous wall-to-wall closet. HOA includes Basic cable with hundreds of channels, Two cable boxes, High-speed internet and Wi-Fi, exterior maintenance (including the roof and front yard landscaping), and full access to the community's extensive recreational amenities.

Located within the guard-gated Friendly Valley community – patrolled 24/7 – residents enjoy free golf on two courses, a sparkling pool and spa, fitness center, woodworking and ceramics studios (with kilns), card and game rooms, billiards, library, community auditorium with a stage and kitchen, and meeting rooms available for private events. There's even on-site RV parking available for a nominal annual fee.

Friendly Valley is a vibrant, peaceful, and secure 55+ community offering a resort-style lifestyle with regular activities, events, and a warm, welcoming atmosphere, with regularly



scheduled social activities, it's easy to relax, connect, and feel right at home in this welcoming community!

Built in 1970

**Essential Information**

MLS® #	PW25159503
Price	\$480,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,178
Acres	13.16
Year Built	1970
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Lupita Medina
Listing Office	Homequest Real Estate

**Community Information**

Address	26487 Fairway Circle
Area	NEW4 - Newhall 4
Subdivision	N/A
City	Newhall
County	Los Angeles
Zip Code	91321

**Amenities**

Amenities	Clubhouse, Controlled Access, Sport Court, Fitness Center, Meeting/Banquet/Party Room, Pool, Spa/Hot Tub, Security, Billiard Room, Call for Rules, Game Room, Golf Course, Guard, Management, Paddle Tennis, Pet Restrictions, Recreation Room, Sauna
Parking Spaces	2
# of Garages	2
View	None
Has Pool	Yes
Pool	Community, Association

## Interior

Interior Features	All Bedrooms Down, Main Level Primary
Appliances	Dishwasher
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

District	William S. Hart Union
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## Additional Information

Date Listed	July 14th, 2025
Days on Market	110
Zoning	SCUR3
Short Sale	N
RE / Bank Owned	N

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