

# **\$355,000 - 19118 Avenue Of The Oaks # B, Newhall**

MLS® #SB25146888

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## **\$355,000**

2 Bedroom, 1.00 Bathroom, 806 sqft

Residential on 12 Acres

Friendly Valley (FRV), Newhall,

Don't miss this rare opportunity to own a beautifully upgraded, move-in ready, single-story end unit in the highly desirable 55+ Friendly Valley community offering privacy, comfort, and resort-style living in the heart of Santa Clarita. This light-filled 2-bedroom, 1-bath, 806 sqft home has no neighbors above or below. It features a fully remodeled kitchen with quartz countertops, soft-close cabinets, stainless steel appliances, and an in-unit stackable washer and dryer. Additional upgrades include luxury vinyl plank flooring, tile bathroom flooring, dual-pane vinyl windows, recessed LED lighting, upgraded HVAC, and a remodeled bathroom with a dual vanity and modern shower. Friendly Valley is a guard-gated, master-planned community offering an 18-hole pitch & putt golf course, swimming pool and spa, auditorium, clubhouse, library, exercise room, game room, woodworking shop, ceramics studio, poker room, shuffleboard courts, horseshoe court, basketball court, lawn bowling, picnic areas, and BBQs. HOA dues include water, trash, hot water, sewer, roof and building maintenance, landscaping, basic cable TV, insurance, and 24/7 gated security. Conveniently located near Costco, CVS, Starbucks, Stater Bros, dining, and medical services. This is one of the few available homes in a tightly held community—schedule your private tour today and discover the lifestyle that awaits!



Built in 1963

## Essential Information

MLS® #	SB25146888
Price	\$355,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	806
Acres	11.65
Year Built	1963
Type	Residential
Sub-Type	Condominium
Style	Traditional
Status	Closed
Listing Agent	Biljana Seki
Listing Office	Keller Williams Los Angeles

## Community Information

Address	19118 Avenue Of The Oaks # B
Area	NEW4 - Newhall 4
Subdivision	Friendly Valley (FRV)
City	Newhall
County	Los Angeles
Zip Code	91321

## Amenities

Amenities	Outdoor Cooking Area, Billiard Room, Call for Rules, Clubhouse, Controlled Access, Fitness Center, Game Room, Golf Course, Hot Water, Insurance, Management, Meeting/Banquet/Party Room, Meeting Room, Other Courts, Pet Restrictions, Pets Allowed, Pickleball, Picnic Area, Pool, Recreation Room, Sport Court
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected
Parking Spaces	2
Parking	Carport, Covered, Detached Carport, Public
# of Garages	1
Garages	Carport, Covered, Detached Carport, Public
View	Mountain(s), Canyon
Has Pool	Yes
Pool	Community, Above Ground, Association, Fenced, Heated

Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Detection System, Gated Community, Gated with Attendant, Gated with Guard, Key Card Entry, Resident Manager, Security Gate, Security Guard, 24 Hour Security
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## Exterior

Exterior	Drywall
Exterior Features	Awning(s), Lighting
Lot Description	Gentle Sloping, Lawn, Sprinklers In Front
Windows	Blinds, Double Pane Windows, Screens
Roof	Shingle
Construction	Drywall
Foundation	Slab

## Interior

Interior	Laminate
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Quartz Counters, Recessed Lighting, All Bedrooms Down, Storage
Appliances	Dishwasher, Free-Standing Range, Gas Range, Gas Water Heater, Microwave, Refrigerator, Dryer, Washer, Freezer, Gas Oven
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	William S. Hart Union
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## Additional Information

Date Listed	July 2nd, 2025
Days on Market	80
Zoning	SCUR3
Short Sale	N
RE / Bank Owned	N

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