

# **\$1,100,000 - 25009 Atwood Blvd., Newhall**

MLS® #SR24157886

**\$1,100,000**

3 Bedroom, 4.00 Bathroom, 2,258 sqft

Residential on 0 Acres

Custom Newhall 1 (CNEW1), Newhall,

Welcome to Paradise!!! This is the pool home that you have been waiting for!! From the moment you drive up to your property, you are met with such wonderful craftsmanship. Upon entering, you are greeted with beautiful hardwood floors, a custom chef's kitchen with gorgeous granite counters and a spacious living room with a cozy fireplace. Plus, just about every window has been replaced with American Vision Windows that provide excellent cost savings for electricity usage. At the back of the home, you can relax in the pleasant lodge-style den that includes a newer 85" Samsung TV and sound bar and a 5-Channel Music Cast system that also operates the living room and outdoor speakers! Speaking of outdoors...this is a truly hidden gem on an enormous lot right here in Santa Clarita! You can take a cool dip in the pool, enjoy a drink from the outdoor refrigerator as you sit around the firepit, barbecue some great food and serve it at your table on the deck or simply sit around with some friends at the bar while listening to music. There are many luminous trees and bushes surrounding the home, but the main focal point of the backyard is a colossal oak tree that provides much needed shade. There is another deck over the side of the home that leads up to the primary bedroom. Once back inside, you will find a comfy window seat, custom paint, a walk-in closet and an ensuite bathroom that has a separate tub and shower. There are two other bedrooms, a large office,



and a bathroom upstairs as well. In addition to all these amazing features, there is a 2-car garage where the laundry area is located, a massive driveway, a side parking area large enough for 2 more cars a bathroom off the den that has a shower and another half bathroom outside by the pool! Plus, this home now has a solar pool heating system that comes with a 12-year warranty! This home has it all!  
HURRY! Won't last!!

Built in 1969

## Essential Information

MLS® #	SR24157886
Price	\$1,100,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	1
Square Footage	2,258
Acres	0.35
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Style	Custom, Log Home, Ranch
Status	Closed
Listing Agent	Tamar House
Listing Office	Team House Real Estate, Inc.

## Community Information

Address	25009 Atwood Blvd.
Area	NEW1 - Newhall 1
Subdivision	Custom Newhall 1 (CNEW1)
City	Newhall
County	Los Angeles
Zip Code	91321

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Water Connected
Parking Spaces	2
Parking	Concrete, Direct Access, Door-Single, Driveway, Driveway Down Slope From Street, Garage, Garage Door Opener, Garage Faces Side, Off Street, Paved, Private, RV Potential
# of Garages	2
Garages	Concrete, Direct Access, Door-Single, Driveway, Driveway Down Slope From Street, Garage, Garage Door Opener, Garage Faces Side, Off Street, Paved, Private, RV Potential
View	Hills, Mountain(s), Panoramic, Pool, Trees/Woods
Has Pool	Yes
Pool	Private, Solar Heat
Security	Carbon Monoxide Detector(s), Security Lights, Security System, Smoke Detector(s)

## Exterior

Exterior	Wood Siding
Exterior Features	Barbecue, Lighting
Lot Description	Back Yard, Cul-De-Sac, Garden, Gentle Sloping, Irregular Lot, Landscaped, Lawn, Secluded, Sprinklers In Rear, Sprinklers Timer, Sprinkler System, Trees, Yard, ZeroToOneUnitAcre
Windows	Bay Window(s), Double Pane Windows
Roof	Tile
Construction	Wood Siding
Foundation	Raised

## Interior

Interior	Wood
Interior Features	All Bedrooms Up, Beamed Ceilings, Breakfast Area, Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Unfurnished
Appliances	Barbecue, Dishwasher, Double Oven, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator, SixBurnerStove, Water Heater, Water To Refrigerator
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2

Stories Two

## School Information

District William S. Hart Union

## Additional Information

Date Listed July 26th, 2024

Days on Market 169

Zoning SCUR2

Short Sale N

RE / Bank Owned N

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