

\$945,000 - 11617 Biltmore Avenue, Sylmar

MLS® #SR24159709

\$945,000

4 Bedroom, 2.00 Bathroom, 1,813 sqft
Residential on 0 Acres

N/A, Sylmar,

Welcome home to 11617 Biltmore Avenue in the Lake View Terrace area of Sylmar. Brand NEW ROOF completely installed as of 2/14/2025. This warm and inviting two story Traditional style home with 4 Bedrooms, 2 Baths, and spacious 9,300+ sq ft yard is the one you have been waiting for! Features include main level bedroom/ office, high ceiling near entry, dual pane windows, and two sets of double Peachtree doors that open to the backyard. The kitchen is light and bright with pendant lights, stainless steel appliances, double basin sink, 4 burner range, natural wood cabinets, beautiful Zodiac countertops and a kitchen peninsula with counter seating. Adjacent to the dining room is a spacious living room with Laminate flooring and marble fireplace. Make your way upstairs to the 2 bedrooms and ample sized Primary bedroom with plenty of natural light, walk-in closet and sink vanity. Transitioning to the private backyard, enjoy the serenity of dining al fresco in the covered patio while in presence of shady mature trees. Conveniently located near schools and just minutes from hiking trails, golf, Hansen Dam Aquatic Center, Hansen Dam Horse Park and museums.



Built in 1964

Essential Information

MLS® #	SR24159709
Price	\$945,000

Bedrooms	4
Bathrooms	2.00
Full Baths	1
Square Footage	1,813
Acres	0.22
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Laura Kotal
Listing Office	Coldwell Banker Realty

Community Information

Address	11617 Biltmore Avenue
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Door-Single, Garage, Garage Faces Front
# of Garages	2
Garages	Direct Access, Door-Single, Garage, Garage Faces Front
View	Mountain(s), Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Copper Plumbing, Drywall, Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Sprinkler System
Windows	Blinds, Double Pane Windows, Drapes
Roof	Composition
Construction	Copper Plumbing, Drywall, Stucco

Foundation	Slab
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Interior

Interior	Carpet, Laminate, Tile
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Interior Features	Bedroom on Main Level, Breakfast Bar, Crown Molding, Eat-in Kitchen, Open Floorplan, Tile Counters, Walk-In Closet(s)
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Appliances	Dishwasher, Disposal, Electric Range, Freezer, Gas Range, Gas Water Heater, Ice Maker, Range Hood, Refrigerator, Vented Exhaust Fan, Water Heater, Water To Refrigerator
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Heating	Central, Electric, Natural Gas
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Cooling	Central Air, Electric
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Fireplace	Yes
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Fireplaces	Gas, Living Room
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# of Stories	2
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Stories	Two
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School Information

District	Los Angeles Unified
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Additional Information

Date Listed	August 13th, 2024
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Days on Market	142
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Zoning	LARS
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Short Sale	N
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RE / Bank Owned	N
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