

\$1,470,500 - 20302 Germain Street, Chatsworth

MLS® #SR24195685

\$1,470,500

6 Bedroom, 3.00 Bathroom, 3,682 sqft

Residential on 0 Acres

N/A, Chatsworth,

Probate Court confirmation hearing will be held on Friday, January 10, 2025 at 8:30 am, Superior Court of California, County of Los Angeles, Dept. 2 D, 111 N. Hill Street, Los Angeles, CA 90012. The first overbid price is \$1,470,500. A minimum deposit of 10% of the proposed purchase price in a cashier's check of \$147,050 is required for bidding. NO contingencies.



Exceptional Opportunity in sought-after Colony West, Chatsworth! Discover this one-story, 6-bedroom, 3-bathroom home in the heart of Chatsworth, offering 3,682 sqft of potential on a generous 16,418 sqft flat lot. This expansive R-A zoned property on a quiet, residential enclave features a sparkling oversized blue pool, ample grassy areas and mature trees, creating a serene retreat or entertainment space. There's room for a guest house or large ADU, making it ideal for multi-generational living or an upscale Assisted Living Center.

This traditional ranch offers a large living room with a brick fireplace, gleaming blond hardwood floors, beamed ceilings, a luminous formal dining room, a spacious kitchen with granite counters, light wood glass cabinets, a breakfast area and ample storage. The tiled family room opens to the park-like backyard, flooded with natural light.

The oversized Master Retreat includes a spa-like bathroom with a modern shower and

soaking tub, a walk-in closet, and access to a secondary bedroom with another fireplace, perfect for a home office or nursery. Three additional bedrooms share a bright bathroom. The pristine interior laundry room adds convenience. Interior designer new paint is soft and soothing to accommodate your contemporary customization. The west wing features a large bedroom with a third fireplace, wet bar, and an oversized shower. A two-car attached garage offers lavish cabinetry & plenty of storage.

Chatsworth offers breathtaking views and outdoor activities. The neighborhood is home to the historic Iverson Movie Ranch, adding Hollywood charm. With easy access to top schools (Sierra Canyon) shopping (Trader Joe's nearby), dining, the 118 freeway, and 3 minutes to Porter Ranch, this location combines tranquility with convenience. A great value among much more expensive homes!

This probate listing is sold "as-is," subject to buyers' inspection rights, with no repairs, no termite report/repairs, no retrofitting or home warranty. The trustee is exempt from most disclosures. This sale is subject to Court approval of all terms and conditions.

Built in 1964

Essential Information

MLS® #	SR24195685
Price	\$1,470,500
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	3,682
Acres	0.38
Year Built	1964

Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Mai Matthesen
Listing Office	Compass

Community Information

Address	20302 Germain Street
Area	CHT - Chatsworth
Subdivision	N/A
City	Chatsworth
County	Los Angeles
Zip Code	91311

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
# of Garages	2
View	Trees/Woods
Has Pool	Yes
Pool	In Ground, Private

Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre, Agricultural
Construction	Stucco

Interior

Interior	Carpet, Tile, Wood
Interior Features	Separate/Formal Dining Room, All Bedrooms Down, Walk-In Closet(s), Breakfast Area, Breakfast Bar, Built-in Features, Granite Counters, In-Law Floorplan, Open Floorplan, Primary Suite, Wet Bar
Appliances	Dishwasher, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Bonus Room, Living Room, See Remarks

# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	October 25th, 2024
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Days on Market	50
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Zoning	LARA
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Short Sale	N
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RE / Bank Owned	N
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