

\$949,000 - 11313 Paseo La Cumbre, Porter Ranch

MLS® #SR24202085

\$949,000

4 Bedroom, 3.00 Bathroom, 1,810 sqft

Residential on 2 Acres

N/A, Porter Ranch,

Buyer got cold feet! Back on the market. This is your chance to get this exceptional, turnkey 4-bedroom, 3-bathroom townhome, elegantly situated in the prestigious gated community of Aldea in Porter Ranch. Spanning 1,810 square feet of thoughtfully designed living space, this modern residence combines luxury with functionality, ideal for families seeking an upscale lifestyle or those who love to entertain.

Upon entering, you are greeted by a beautifully appointed open-concept layout where natural light pours into the expansive living and dining areas. The gourmet kitchen is a chef's delight with upgraded granite countertops, stainless steel appliances, a custom oversized kitchen island, and abundant cabinetry.

Upstairs, the master suite offers a peaceful retreat, complete with a walk-in closet and a spa-inspired ensuite bathroom and dual vanities. The second level also includes a long hallway with generous built-in cabinetry and separate walk-in closet making it ideal for linen and home essentials storage. Two additional bedrooms provide versatility, perfect for family members, guests, or a playroom for the kids.

The fourth bedroom, located on the ground floor, offers convenient access to a full bathroom with a walk-in shower and can serve as a private guest room, home office, or media room.Â

The home also features a private patio, a finished two-car garage, complete with an electric vehicle charger. The entire interior of



the home and all cabinetry have been newly painted for an immaculate finish.Â As a resident, you will enjoy access to luxurious amenities, including a sparkling resort-style pool, rejuvenating spa, wading pool, BBQ grills, and a playground for the kids. The community is secure and gated with a security guard present and car patrolling in the evening.Â

Perfectly positioned in the heart of Porter Ranch, this home is moments away from top-rated schools, premium shopping at The Vineyards, Whole Foods, and various upscale dining. With nearby access to the 118 freeway and surrounded by scenic hiking trails and parks, this residence offers the perfect balance between vibrant city living and the serene suburban lifestyle.

Donâ€™t let this extraordinary opportunity pass you byâ€”schedule your private tour today!

Built in 2015

Essential Information

| | |
|----------------|----------------------|
| MLS® # | SR24202085 |
| Price | \$949,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,810 |
| Acres | 1.85 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Townhouse |
| Style | Spanish |
| Status | Closed |
| Listing Agent | Sergio Alex Montalvo |
| Listing Office | RE/MAX One |

Community Information

| | |
|-------------|-----------------------|
| Address | 11313 Paseo La Cumbre |
| Area | PORA - Porter Ranch |
| Subdivision | N/A |
| City | Porter Ranch |
| County | Los Angeles |
| Zip Code | 91326 |

Amenities

| | |
|----------------|--|
| Amenities | Picnic Area, Pool, Spa/Hot Tub, Management, Playground, Recreation Room |
| Utilities | Electricity Available, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Phone Available |
| Parking Spaces | 2 |
| Parking | Direct Access, Garage, Private |
| # of Garages | 2 |
| Garages | Direct Access, Garage, Private |
| View | None |
| Has Pool | Yes |
| Pool | Community, In Ground, Association |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s), Gated Community, Gated with Attendant, 24 Hour Security |

Exterior

| | |
|-------------------|--|
| Exterior | Drywall, Stucco, Copper Plumbing |
| Exterior Features | Barbecue |
| Lot Description | Near Park |
| Windows | Double Pane Windows, Insulated Windows |
| Roof | Fire Proof, Spanish Tile |
| Construction | Drywall, Stucco, Copper Plumbing |
| Foundation | Slab |

Interior

| | |
|-------------------|--|
| Interior | Carpet, Tile |
| Interior Features | Eat-in Kitchen, Open Floorplan, Bedroom on Main Level, All Bedrooms Up, Granite Counters |
| Appliances | Gas Range, Microwave, Refrigerator, Tankless Water Heater |
| Heating | Central |
| Cooling | Central Air |
| Fireplaces | None |
| # of Stories | 2 |

Stories Two

School Information

District Los Angeles Unified
High Chatsworth

Additional Information

Date Listed September 30th, 2024
Days on Market 97
Zoning LAC4
Short Sale N
RE / Bank Owned N

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