

# **\$349,888 - 19204 Avenue Of The Oaks # E, Newhall**

MLS® #SR24212646

**\$349,888**

2 Bedroom, 2.00 Bathroom, 864 sqft

Residential on 12 Acres

Friendly Valley (FRV), Newhall,

Experience the perfect balance of comfort, style, and community in this beautifully updated 2-bedroom, 2-bathroom condo located in the vibrant Friendly Valley 55+ community in Newhall. This charming one-story home boasts newer appliances, updated ductwork, and ceiling fans throughout, ensuring modern convenience and year-round comfort. The inviting layout includes plush carpeting, central air conditioning, and a spacious dining area, perfect for gatherings or quiet evenings at home. The luxurious walk-in shower adds elegance and practicality, while the private enclosed patio provides a serene retreat for morning coffee or evening relaxation. Friendly Valley offers a resort-style lifestyle with amenities like two golf courses, a sparkling pool, spa, lawn bowling, a library, card rooms, an auditorium, and outdoor dining areas. The community also features a 24/7 guard-gated entrance, patrolled grounds, and a shuttle service for easy exploration of the neighborhood. Investors, take note—Section One of the HOA currently allows investors, offering flexibility for future ownership options. Conveniently located near Sierra Highway, this condo includes a dedicated carport, and the HOA fee covers extensive amenities and maintenance, ensuring stress-free living. Don't miss your chance to live, relax, and thrive in this exceptional community—schedule your tour today!



Built in 1963

## Essential Information

MLS® #	SR24212646
Price	\$349,888
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	864
Acres	11.65
Year Built	1963
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Samuel Silver
Listing Office	eXp Realty of Greater Los Angeles, Inc.

## Community Information

Address	19204 Avenue Of The Oaks # E
Area	NEW4 - Newhall 4
Subdivision	Friendly Valley (FRV)
City	Newhall
County	Los Angeles
Zip Code	91321

## Amenities

Amenities	Pool, Call for Rules, Outdoor Cooking Area, Pet Restrictions, Pets Allowed, Pickleball, Water
View	None
Has Pool	Yes
Pool	None, Association

## Interior

Interior	Laminate
Interior Features	All Bedrooms Down, Ceiling Fan(s), Separate/Formal Dining Room
Appliances	Built-In Range
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District William S. Hart Union

## Additional Information

Date Listed November 1st, 2024

## Days on Market 37

## Zoning SCUR3

Short Sale N

RE / Bank Owned N

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