

\$335,000 - 20049 Shadow Island Drive, Canyon Country

MLS® #SR24221420

\$335,000

3 Bedroom, 2.00 Bathroom, 1,482 sqft
Residential on 0 Acres

Canyon View Estates (CYVE), Canyon Country,

Welcome to this beautifully upgraded manufactured home with 3 bedrooms, 2 bathrooms, and 1,482 square feet of well-designed space. This home features an attached, direct-access 2-car garage and ceiling fans throughout, ensuring year-round comfort. Inside you will find custom tumbled travertine tile floors, luxurious granite surfaces, and a cozy granite fireplace in the living area. The kitchen is a standout with bright white cabinets, travertine flooring, granite countertops, and a custom tile backsplash. Adjacent, the dining area offers a charming bay window, flooding the space with natural light and providing a perfect spot to enjoy your meals. Each bedroom features new carpet. The guest bathroom includes granite countertops, an upgraded top-mounted sink, and travertine flooring, while the primary suite offers a private en-suite with a separate tub and shower. Outside, relax in the backyard on the covered patio with a brick-accented slab, plus a grassy area ideal for gatherings or quiet relaxation. This home combines style, comfort, and functionality—schedule a showing today to experience it in person! This home is located in Canyon View Estates and has a current monthly land lease of \$1,601.25 per month which includes community amenities such as a 24 hour gate, usage of 2 pools and spa, 2 sport courts, and 2 play areas. Canyon View also offers a community clubhouse and RV storage. Home is located near parks, bike & walking paths, shopping & entertainment,



and schools. Easy freeway and Metro-link access. Home is a must see! Please submit pre-approval along with proof of funds with offer. Buyer to verify all before close of escrow. Welcome home!

Built in 1995

Essential Information

MLS® #	SR24221420
Price	\$335,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,482
Acres	0.08
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Megan Saputo
Listing Office	Coldwell Banker Realty

Community Information

Address	20049 Shadow Island Drive
Area	CAN1 - Canyon Country 1
Subdivision	Canyon View Estates (CYVE)
City	Canyon Country
County	Los Angeles
Zip Code	91351

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available
Parking Spaces	2
Parking	Garage, Direct Access, Driveway
# of Garages	2
Garages	Garage, Direct Access, Driveway
View	Neighborhood, None
Has Pool	Yes

Pool	Community
Security	Gated with Guard

Exterior

Lot Description	Back Yard, Front Yard
Roof	Composition

Interior

Interior	Carpet, Stone, Tile
Interior Features	Cathedral Ceiling(s), Ceiling Fan(s), Granite Counters, Open Floorplan
Appliances	Dishwasher, Disposal, Gas Cooktop, Gas Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	William S. Hart Union
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Additional Information

Date Listed	October 26th, 2024
Days on Market	32
Short Sale	N
RE / Bank Owned	N

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