

# **\$575,000 - 25867 Mcbean # 89, Valencia**

MLS® #SR24222115

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## **\$575,000**

2 Bedroom, 2.00 Bathroom, 1,170 sqft  
Residential on 15 Acres

Las Ventanas (LASV), Valencia,

This amazing and very rare Single Story Las Ventanas is finally for sale after 20+ years. One of only four units built in the Las Ventanas that features 1170 sqft single story with vaulted ceilings and no neighbors above. The direct access 2 car garage and oversized laundry room are just two of it's very unique features. The open and spacious floor plan with tons of natural light and windows make it a perfect place to call home. Beautifully maintained kitchen with stainless steel appliances, original wood cabinets, and glistening white counter tops show the true pride of ownership. The large primary bedroom has plenty of closet space and the sliding glass door leads to a private patio area. The second bedroom is currently used as a tv room with custom built-in however doors can be added to easily convert back to a true bedroom. The HVAC system was replaced in recent years adding to the homes efficiency. The Las Ventanas is a gated community with a community pool & spa, attached to the Valencia paseo system, and has no mello roos tax. A true must see.



Built in 1988

## **Essential Information**

MLS® #	SR24222115
Price	\$575,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,170
Acres	14.76
Year Built	1988
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Michael Hrezo
Listing Office	RE/MAX of Santa Clarita

### Community Information

Address	25867 Mcbean # 89
Area	VAL1 - Valencia 1
Subdivision	Las Ventanas (LASV)
City	Valencia
County	Los Angeles
Zip Code	91355

### Amenities

Amenities	Pool, Spa/Hot Tub
Parking Spaces	2
# of Garages	2
View	Mountain(s), Neighborhood
Has Pool	Yes
Pool	Association

### Interior

Interior Features	All Bedrooms Down
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living 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	3
Zoning	SCUR4
Short Sale	N
RE / Bank Owned	N

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