

# \$649,000 - 14322 Beaver Street, Sylmar

MLS® #SR24227344

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## \$649,000

2 Bedroom, 1.00 Bathroom, 983 sqft

Residential on 0 Acres

N/A, Sylmar,

Welcome to this cozy and inviting two-bedroom, one-bathroom home, which also features a bonus room for added flexibility. This extra space is ideal for a home office, guest room, or hobby area—perfect for anyone looking to customize their living environment! The addition enhances the home's usability and charm, providing more options for comfortable living.

Located in a desirable neighborhood, this property boasts a spacious backyard, perfect for entertaining or gardening. It is also conveniently situated near schools, shopping, and parks. This is a great opportunity for a savvy buyer seeking extra space and value.

Note: Buyers are advised to verify all permits and square footage with the city. The property is being sold as-is.

Built in 1948

## Essential Information

|                |            |
|----------------|------------|
| MLS® #         | SR24227344 |
| Price          | \$649,000  |
| Bedrooms       | 2          |
| Bathrooms      | 1.00       |
| Full Baths     | 1          |
| Square Footage | 983        |
| Acres          | 0.16       |
| Year Built     | 1948       |



|                |                         |
|----------------|-------------------------|
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Thomas Rini             |
| Listing Office | Luxury Collective       |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 14322 Beaver Street |
| Area        | SYL - Sylmar        |
| Subdivision | N/A                 |
| City        | Sylmar              |
| County      | Los Angeles         |
| Zip Code    | 91342               |

### Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2  |
| Parking        | Garage Faces Front   |
| # of Garages   | 2  |
| Garages        | Garage Faces Front   |
| View           | Neighborhood   |
| Pool           | None   |

### Exterior

|                 |                           |
|-----------------|---------------------------|
| Lot Description | Near Public Transit, Yard |
|-----------------|---------------------------|

### Interior

|                   |                   |
|-------------------|-------------------|
| Interior Features | All Bedrooms Down |
| Heating           | Forced Air        |
| Cooling           | Central Air       |
| Fireplace         | Yes               |
| Fireplaces        | Living Room       |
| # of Stories      | 1                 |
| Stories           | One               |

### School Information

|          |                     |
|----------|---------------------|
| District | Los Angeles Unified |
|----------|---------------------|

### Additional Information

|                 |                    |
|-----------------|--------------------|
| Date Listed     | November 4th, 2024 |
| Days on Market  | 51                 |
| Zoning          | LAR1               |
| Short Sale      | N                  |
| RE / Bank Owned | N                  |

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