

\$799,997 - 12220 Van Nuys Boulevard, Sylmar

MLS® #SR24230912

\$799,997

3 Bedroom, 2.00 Bathroom, 1,409 sqft
Residential on 0 Acres

N/A, Sylmar,

Charming home with ADU Potential and stunning mountain views. Discover this inviting 3 bedroom, 2 bathroom home, offering 1,409 square feet nestled in the desirable residential neighborhood on Van Nuys Boulevard. With convenient front and back entrances, this property is ideal for adding an Accessory Dwelling Unit (ADU) to maximize its potential. This property features an additional versatile/bonus room that can be transformed into a home office, gym, or additional bedroom. The open floor plan seamlessly connects the living and dining areas, perfect for both daily living and entertaining. The kitchen boasts ample space and storage. A large primary bedroom with its own private bathroom, and 2 additional large bedrooms offer comfortable living accommodations. Enjoy the breathtaking mountain views from the backyard, perfect for entertaining or quiet relaxation. The home's location provides easy access to major freeways (210, 118), making commutes a breeze while maintaining a peaceful suburban feel. Minutes away from El Cariso Park, L.A. Mission College, Kagel Canyon Park, Hansen Dam Recreation Park, L.A. Children Discovery Cube and for those golf enthusiast El Cariso Golf Course/Driving Range. New roof only 3 years old. Don't miss out on this beautiful home that combines style, space, and versatility.

Built in 1961



Essential Information

MLS® #	SR24230912
Price	\$799,997
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,409
Acres	0.17
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Fabiola Alfaro
Listing Office	Century 21 Peak

Community Information

Address	12220 Van Nuys Boulevard
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

Amenities

Parking Spaces	2
Parking	Concrete, Door-Single, Garage, Garage Faces Rear
# of Garages	2
Garages	Concrete, Door-Single, Garage, Garage Faces Rear
View	Mountain(s), Neighborhood
Pool	None

Exterior

Lot Description	Back Yard, Front Yard
Roof	Shingle

Interior

Interior	Carpet
Interior Features	Breakfast Area, Separate/Formal Dining Room, All Bedrooms Down
Appliances	Gas Cooktop, Gas Oven

Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	November 7th, 2024
Days on Market	27
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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