

\$930,000 - 25403 Via Novia, Valencia

MLS® #SR24236538

\$930,000

5 Bedroom, 3.00 Bathroom, 2,327 sqft
Residential on 0 Acres

Valencia Hills (VLHL), Valencia,

Highly sought after Valencia Hills neighborhood nestled in the heart of Valencia. This Corner lot has curb appeal waiting for you to call it Home! You will be greeted by a very nice designed walkway that leads you to your Double Door Entry. The moment you walk in you get a great warm open feel with high ceilings. A popular floor plan is 2,327 sqft comprised of 5 bedrooms, 3 full bathrooms, formal Living Room, Formal Dining area, Family Room with Fireplace, updated Kitchen area large enough to fit a nice size dining table. Kitchen features white cabinets, granite countertops, extended sliding door allows views of the outside in making outdoor entertaining with ease! Laminate Vinyl flooring in Family Room and Kitchen.

One bedroom is located on the first level and is generously sized, use as an office, great for family or out-of-town guests. and plantation shutters. Upstairs you will find the primary suite with views of the yard and en-suite Bathroom has an extended walk in closet. Three more bedrooms and bath upstairs. The yard offers total privacy with its mature landscape. The Valencia Hills neighborhood is loved for its open floor plans, paseo walking trails, highly rated schools and close proximity to Restaurants, Cafes, Shopping, Hospital, Town Center and the Freeway. The amazing HOA features remodeled clubhouse, junior Olympic sized pool, new tennis/pickleball courts, tot lot and more. All of this for one of the lowest HOA fees in Valencia and no Mello



Roos taxes. Award winning Elementary, Junior high and High school, College of the Canyons and Cal Arts University!

Built in 1970

Essential Information

MLS® #	SR24236538
Price	\$930,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,327
Acres	0.17
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Sophia Karczewski
Listing Office	The ONE Luxury Properties

Community Information

Address	25403 Via Novia
Area	VAL1 - Valencia 1
Subdivision	Valencia Hills (VLHL)
City	Valencia
County	Los Angeles
Zip Code	91355

Amenities

Amenities	Pool, Tennis Court(s)
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	None
Has Pool	Yes

Pool	None, Association
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Exterior

Exterior	Stucco, Copper Plumbing
Exterior Features	Lighting
Lot Description	Back Yard, Front Yard, Corner Lot, Walkstreet
Roof	Composition, Shingle
Construction	Stucco, Copper Plumbing

Interior

Interior	Carpet, Laminate, Tile
Interior Features	Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Bar
Appliances	Dishwasher, Gas Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

School Information

District	William S. Hart Union
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Additional Information

Date Listed	November 18th, 2024
Days on Market	19
Zoning	SCUR2
Short Sale	N
RE / Bank Owned	N

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