

\$965,000 - 17942 Maplehurst Place, Canyon Country

MLS® #SR24237179

\$965,000

3 Bedroom, 3.00 Bathroom, 2,404 sqft
Residential on 0 Acres

Cedar Creek@Fair Oaks (CEDR), Canyon Country,

Corner Lot with Sunset VIEWS! NO Mello Roos taxes and an upstairs Laundry room! Welcome home to the highly desired Fair Oaks Ranch Neighborhood Cedar Creek subdivision Plan 2 model, located in the City of Santa Clarita. Beautiful curb appeal with matured trees and rose shrubs surrounding the home. True pride of ownership shows throughout as the ORIGINAL homeowners have maintained the home in meticulous condition. Recent improvements include: Year 2023, installed a new HVAC (heating, venting, air conditioning). Installed a new primary shower glass and door. Year 2022, installed new carpet, and new stainless-steel Kitchen appliances. Year 2021, repainted the home interior. Year 2020, installed a new wood boundary fence. Installed a new water heater. Year 2019, extended the concrete patio slab. Installed a new LiftMaster garage door opener. Year 2005, installed new Kitchen granite countertops and stainless-steel under-mount sink. Installed new window shutters throughout. Installed engineered hardwood flooring 12mm cognac hickory 5ft distressed planks. The home includes a bonus den, currently being used as a game/wine room, and can be used as an office or study room. The Primary Bedroom Retreat was an optional 4th bedroom build-out, and can be converted back to a 4th bedroom if needed. Lemon tree and rose shrubs in the backyard. Concrete pad in the backyard is Hot-Tub ready with the electrical panel box. The HOA provides a private gated park, 3 bathrooms,



landscaping, a playground, a water splash pad, BBQ grills, 3 gazebos with tables and benches, a tennis court and basketball hoops, a volleyball court, a putting green, cemented walking trails, parking on site, security, and can host events with an HOA permit.

Built in 1999

Essential Information

MLS® #	SR24237179
Price	\$965,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,404
Acres	0.12
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jose Alonso
Listing Office	RE/MAX Gateway

Community Information

Address	17942 Maplehurst Place
Area	CAN3 - Canyon Country 3
Subdivision	Cedar Creek@Fair Oaks (CEDR)
City	Canyon Country
County	Los Angeles
Zip Code	91387

Amenities

Amenities	Barbecue, Playground, Tennis Court(s), Dog Park, Maintenance Grounds, Other Courts, Picnic Area, Security
Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Cable Connected, Phone Connected, Sewer Connected
Parking Spaces	4

Parking	Garage, Direct Access
# of Garages	2
Garages	Garage, Direct Access
View	Mountain(s), Neighborhood, Valley
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	Corner Lot
Windows	Double Pane Windows, Shutters
Roof	Flat Tile
Foundation	Slab

Interior

Interior	Carpet, Tile, Vinyl, Wood
Interior Features	High Ceilings, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Disposal, Dryer, Free-Standing Range, Washer, Water To Refrigerator
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 19th, 2024
Days on Market	79
Zoning	SCSP
Short Sale	N
RE / Bank Owned	N

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