

# **\$990,000 - 12160 Crystal Ridge Way, Porter Ranch**

MLS® #SR24240766

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## **\$990,000**

3 Bedroom, 3.00 Bathroom, 1,903 sqft  
Residential on 0 Acres

N/A, Porter Ranch,

This beautifully move-in ready two-story home in the prestigious, guard-gated Porter Ranch Estates boasts over 1,900 square feet of stylish living space. Featuring 3 bedrooms, 2.5 bathrooms, and a range of modern amenities, this home combines comfort with contemporary design. Highlights include soaring vaulted ceilings, wood laminate flooring on the main level, engineered wood flooring upstairs, fresh interior paint, dual-pane windows, central air conditioning, copper plumbing, and a cozy fireplace in the family room. Custom-designed window treatments enhance the space, while the foyer and powder room feature elegant tile flooring for a refined touch. Direct access to the 2-car garage adds convenience.

The open-concept living room flows effortlessly into the dining area, with a staircase leading to the second floor. The chef-inspired kitchen showcases granite tile countertops, a stone tile backsplash, a garden window, and a charming breakfast nook. Upstairs, the primary suite offers a serene retreat with a walk-in closet, plantation shutters, and an en-suite bathroom with dual sinks. Both upstairs bathrooms have been tastefully updated with modern fixtures and finishes. Two additional spacious bedrooms, each featuring ceiling fans and plenty of natural light, complete the upper level.

The private backyard is perfect for both



relaxation and entertaining, featuring stunning mountain views, a brick-trimmed patio, a grassy play area, and an automatic awning for added comfort and shade. Community amenities include pools, a spa, a children’s playground, a basketball court, sand volleyball, lighted tennis courts, pickleball, a dog park, and a large grassy area.

Ideally located near parks, hiking trails, a library, shopping, and with easy freeway access, this home offers the ultimate blend of luxury and lifestyle. Don’t miss the opportunity to see this exceptional property!

Built in 1987

**Essential Information**

|                |                            |
|----------------|----------------------------|
| MLS® #         | SR24240766                 |
| Price          | \$990,000                  |
| Bedrooms       | 3                          |
| Bathrooms      | 3.00                       |
| Full Baths     | 2                          |
| Half Baths     | 1                          |
| Square Footage | 1,903                      |
| Acres          | 0.10                       |
| Year Built     | 1987                       |
| Type           | Residential                |
| Sub-Type       | Single Family Residence    |
| Status         | Closed                     |
| Listing Agent  | Monaliza Bartolome         |
| Listing Office | GoTo Real Estate Solutions |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 12160 Crystal Ridge Way |
| Area        | PORA - Porter Ranch     |
| Subdivision | N/A                     |
| City        | Porter Ranch            |
| County      | Los Angeles             |
| Zip Code    | 91326                   |

## Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | Pickleball, Pool, Guard, Spa/Hot Tub, Security, Tennis Court(s), Dog Park, Playground |
| Parking Spaces | 2                                                                                     |
| # of Garages   | 2                                                                                     |
| View           | Hills, Mountain(s)                                                                    |
| Has Pool       | Yes                                                                                   |
| Pool           | Association                                                                           |
| Security       | Gated with Attendant                                                                  |

## Exterior

|                 |                   |
|-----------------|-------------------|
| Lot Description | ZeroToOneUnitAcre |
|-----------------|-------------------|

## Interior

|                   |                                  |
|-------------------|----------------------------------|
| Interior Features | All Bedrooms Up, Entrance Foyer  |
| Appliances        | Dishwasher, Gas Range, Microwave |
| Heating           | Central                          |
| Cooling           | Central Air                      |
| Fireplace         | Yes                              |
| Fireplaces        | Family Room                      |
| # of Stories      | 2                                |
| Stories           | Two                              |

## School Information

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

## Additional Information

|                 |                     |
|-----------------|---------------------|
| Date Listed     | November 26th, 2024 |
| Days on Market  | 76                  |
| Zoning          | LARD3               |
| Short Sale      | N                   |
| RE / Bank Owned | N                   |

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