

# **\$1,299,000 - 13681 Fenton Avenue, Sylmar**

MLS® #SR24244355

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## **\$1,299,000**

4 Bedroom, 3.00 Bathroom, 1,768 sqft  
Residential on 0 Acres

N/A, Sylmar,

Location, location location! Huge corner lot just a few blocks from the freeway. The must see is the 3000 square-foot garage.

Donâ€™t miss out on this one of a kind property! 4+ bedrooms 2 1/2 bath. Beautiful remodel kitchen with granite countertops, soft close drawers and cabinets. Newer appliances, tons of storage space, under cabinet lighting and thatâ€™s just the kitchen. The living room and kitchenette area share have a see-through fireplace for those chilly nights. Washer and dryer are included and the laundry room is right off of the kitchen with an attached half bath.

This is a very spacious house with a 1 primary with its own bathroom and vanity. One bedroom off of the hallway, and it includes a den/bedroom and two beautiful sunrooms/bedrooms. They have such great lighting! A big backyard with a large cement patio is perfect for entertaining or if you have little ones! A driveway that goes around the entire property coming in the automatic gate off of Polk ave and you can exit on Fenton ave or vice versa.

Now to the main feature of this house the 3000 square-foot garage with huge driveway, with 2 10x20 electric roll up doors. and upstairs with tons of storage, air compressor and plenty of lighting. Make for a great shop. This property is perfect for any size RV or multiple RVs.

This has the potential to be turned into an ADU, mother-in-law suite or a possible guest



house. A few extras worth mentioning are the beautiful mountain views, the roof that was installed only two years ago, and a full security system.

Title shows 1768 sqft but in actuality it is 2400 ft.Â² two extra rooms were added and they were permitted.

Built in 1959

**Essential Information**

MLS® #	SR24244355
Price	\$1,299,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	1,768
Acres	0.39
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Tamara Lee
Listing Office	Gold Star Realty

**Community Information**

Address	13681 Fenton Avenue
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

**Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Water Connected, Sewer Not Available
Parking Spaces	15
Parking	Door-Multi, Garage, Attached Carport, Garage Faces Side, Oversized,

	Pull-through, RV Access/Parking, RV Garage, RV Gated, Workshop in Garage
# of Garages	4
Garages	Door-Multi, Garage, Attached Carport, Garage Faces Side, Oversized, Pull-through, RV Access/Parking, RV Garage, RV Gated, Workshop in Garage
View	Mountain(s)
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Prewired, Security Lights, Security System, Smoke Detector(s)

## Exterior

Exterior	Stucco, Cement Siding
Exterior Features	Rain Gutters
Lot Description	ZeroToOneUnitAcre, Sprinklers In Rear, Sprinklers In Front, Rectangular Lot, Sprinkler System, Corner Lot, Paved, Sprinklers On Side, Sprinklers Timer
Windows	Double Pane Windows, Blinds, Insulated Windows, Wood Frames
Roof	Shingle
Construction	Stucco, Cement Siding
Foundation	Slab, Block, Combination, Raised

## Interior

Interior	Carpet, Laminate, Tile
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Recessed Lighting, All Bedrooms Down, Main Level Primary, Breakfast Bar
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Washer, Built-In Range, Convection Oven, ENERGY STAR Qualified Appliances, Exhaust Fan, Ice Maker, Self Cleaning Oven, Water Heater, Water To Refrigerator
Heating	Central, Natural Gas
Cooling	Central Air, Attic Fan
Fireplace	Yes
Fireplaces	Gas, Living Room, Wood Burning, Kitchen, See Through
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	November 28th, 2024
Days on Market	83

Zoning	LARA
Short Sale	N
RE / Bank Owned	N

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