

# **\$209,000 - 19218 Avenue Of The Oaks # B, Newhall**

MLS® #SR25012137

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## **\$209,000**

1 Bedroom, 1.00 Bathroom, 666 sqft  
Residential on 12 Acres

Friendly Valley (FRV), Newhall,

Enjoy resort-style living in Friendly Valley Country Club's 55+ retirement community set in an idyllic, park-like setting dotted with majestic oak trees and rolling greenbelts. This beloved senior community in the heart of Santa Clarita offers residents access to two golf courses, a huge heated pool with shower and locker rooms nearby, spa, gym, pickleball, lawn bowl, shuffleboard, bocce, horse shoes, BBQ picnic area and clubhouse with a library, rustic fireside lounge, billiards and darts room, poker room, ballroom, and studios for woodworking, ceramics, crafts, and more. This rare 1 bedroom ground-level unit features easy access with no stairs to worry about. Very open floor plan with open living room and dining area right off the kitchen. Refrigerator included. In addition, the perimeter of the house is available for your personal gardening touch! Over 25 Friendly Valley clubs offer numerous opportunities for fun, fitness, learning, service, excursions and engagement, and the deluxe auditorium seating 600 people features events and performances throughout the year. A fully equipped facility with a piano is available for private parties of up to 100 people. The HOA adds up to an EXCELLENT VALUE as it covers cable TV, internet, water, trash, recycling, front-yard maintenance, roof and exterior painting, numerous classes, workshops and special interest clubs, and 24-hour man-gated entry and security patrol. RV parking is also available for a small fee. Friendly Valley is also conveniently located



near the 14 highway, San Fernando Valley, hiking trails, popular restaurants, shops, and services. Whether you wish to live an active lifestyle or one that is easygoing, enjoy your golden years in the natural and peaceful haven of the desirable Friendly Valley Country Club! This home is priced to sell. This one needs TLC a diamond in the rough. Call today for a showing.

Built in 1963

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | SR25012137              |
| Price          | \$209,000               |
| Bedrooms       | 1                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 666                     |
| Acres          | 11.65                   |
| Year Built     | 1963                    |
| Type           | Residential             |
| Sub-Type       | Condominium             |
| Status         | Closed                  |
| Listing Agent  | Kathy Bost              |
| Listing Office | RE/MAX of Santa Clarita |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 19218 Avenue Of The Oaks # B |
| Area        | NEW4 - Newhall 4             |
| Subdivision | Friendly Valley (FRV)        |
| City        | Newhall                      |
| County      | Los Angeles                  |
| Zip Code    | 91321                        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Clubhouse, Picnic Area, Pool, Spa/Hot Tub, Billiard Room, Call for Rules, Controlled Access, Fitness Center, Game Room, Golf Course, Maintenance Grounds, Management, Meeting/Banquet/Party Room, Meeting Room, Pet Restrictions, Pets Allowed, Recreation Room, RV Parking, Sport Court, Trash |
|-----------|---|

|                |                                  |
|----------------|----------------------------------|
| Utilities      | Sewer Connected, Water Connected |
| Parking Spaces | 1                                |
| Parking        | Carport                          |
| Garages        | Carport                          |
| View           | Neighborhood                     |
| Has Pool       | Yes                              |
| Pool           | Community, Association           |
| Security       | Gated with Attendant             |

## Interior

|                   |  |
|-------------------|--|
| Interior          | Tile, Carpet   |
| Interior Features | Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Eat-in Kitchen, Main Level Primary |
| Appliances        | Gas Cooktop, Refrigerator  |
| Heating           | Central  |
| Cooling           | Central Air  |
| Fireplaces        | None   |
| # of Stories      | 1  |
| Stories           | One  |

## School Information

|          |                       |
|----------|-----------------------|
| District | William S. Hart Union |
|----------|-----------------------|

## Additional Information

|                 |                    |
|-----------------|--------------------|
| Date Listed     | January 17th, 2025 |
| Days on Market  | 61                 |
| Zoning          | SCUR3              |
| Short Sale      | N                  |
| RE / Bank Owned | N                  |

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