

\$1,699,500 - 11701 11703 Seminole Circle, Porter Ranch

MLS® #SR25012641

\$1,699,500

5 Bedroom, 4.00 Bathroom, 2,912 sqft

Residential on 0 Acres

N/A, Porter Ranch,

Location, location, location for one of Porter Ranch's most sought-after streets in the Porter Valley Country Club Estates. Join the prestigious Porter Ranch lifestyle by enjoying "The Vineyards" featuring fine dining, local shopping & entertainment, at its best. Located on a corner cul-de sac you will be greeted by beautiful curb appeal with mature tree landscaping. The private enclosed front yard is ideal for pet's or creating your every own green garden area. Before I tell you about the interior, let me tell you about the uniqueness this property has to offer: Main House 4BR, 3BA, 2,415 sqft. ADU-GUEST HOUSE (11703 Seminole Cir) LR, KIT, 1BR, 1BA, 500+sqft in addition to a Studio Loft unit in the garage area. RARE FIND! Stepping through the classic foyer you will find a formal living room with soaring vaulted beam ceilings offering ample natural lighting. The dining room is accented with French doors overlooking the rustic covered patio & rear year. Welcome to your chef's kitchen featuring wood cabinetry, Corian counter tops, stainless steel appliances plus an island hosting a breakfast bar, ideal for your morning coffee rituals. The family room is quaint offering traditional charm with custom built-in shelves & cabinets, romantic fireplace and a "Coffee & Sweet Bar" area ready to set the mode for movie night. Laundry room and 3/4 bathroom are ideally situated. Upstairs you will find generously sized bedrooms all featuring windows looking out to picturesque views. The Primary bedroom will not



disappoint with a private bathroom, dual sinks, step in shower, a spacious walk-in closet & French doors that lead to enormous patio terrace overlooking the grounds and amazing colorful sunsets. The rear yards have so much to offer from open-air & covered patios, completed gated yards, stunning sparkling swimming pool with in-ground spa that is ideal for hosting your social gatherings. Let your imagination run wild with all this outdoor space. GUEST HOUSE, is quaint & charming offering a living room, updated kitchen with dining, bedroom & bathroom. You will fall in love. The STUDIO, offers its own side entrance with good use of space and 3/4 bathroom. The possibilities are endless with possible income from these units or just enjoy this beautiful residence allowing extra living space for family members or visiting guests! There is so much to share about this special home but very little space to write!

Built in 1970

Essential Information

MLS® #	SR25012641
Price	\$1,699,500
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,912
Acres	0.31
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Raquel Magro
Listing Office	Pinnacle Estate Properties, Inc.

Community Information

Address	11701 11703 Seminole Circle
Area	PORA - Porter Ranch
Subdivision	N/A
City	Porter Ranch
County	Los Angeles
Zip Code	91326

Amenities

Parking Spaces	2
Parking	Door-Multi, Direct Access, Garage, Converted Garage, Driveway
# of Garages	2
Garages	Door-Multi, Direct Access, Garage, Converted Garage, Driveway
View	Neighborhood
Has Pool	Yes
Pool	In Ground, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	Back Yard, Landscaped, Corner Lot, Front Yard
Windows	Blinds
Roof	Tile
Construction	Stucco

Interior

Interior	Laminate, Tile
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, All Bedrooms Up, Walk-In Closet(s), Loft, Recessed Lighting, Solid Surface Counters, Tile Counters
Appliances	Gas Cooktop, Gas Water Heater, Microwave, Refrigerator
Heating	Central, Zoned
Cooling	Central Air, Zoned
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	January 20th, 2025
Days on Market	9
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

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