

# **\$1,185,000 - 23254 Happy Valley Drive, Newhall**

MLS® #SR25027275

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## **\$1,185,000**

3 Bedroom, 3.00 Bathroom, 2,647 sqft  
Residential on 0 Acres

Happy Valley (HPVY), Newhall,

Here is your opportunity to live on a custom street in beautiful Happy Valley! Single story, end of cut-de-sac, very private home. 3 bedrooms, 2 1/2 baths inside. Beautiful real hardwood floors mixed with Italian Travertine throughout. Granite counters, 2021 Subzero refrigerator, Thermador stovetop, 2023 built in microwave/oven combo, warming drawer. Spacious dining room for entertaining with a leaded glass window and chandelier. Formal living room with recessed lighting, elegant fireplace and bar with newer wine refrigerator. Family room includes four built in speakers with surround sound for movie nights. Wi-fi boosters built in throughout and central vacuum. Primary bedroom is warm and inviting with a gorgeous chandelier, fireplace, crown molding and a door to jacuzzi/pool. Both secondary bedrooms are oversized and have ceiling fans. PLUS a custom studio apartment with gated, private entrance. Studio has a space saving Murphy bed, kitchenette with 2 burner stove, gorgeous full bath, wood looking tile wall and flooring, it's own tankless water heater, heating / a/c unit and a walk in closet. Perfect for tenant, adult child or parent! First owner also owned a nursery...the landscape is lush with so many pricey and luxe plants, trees and shrubs creating a quiet oasis around the pool. Pool upgraded in 2020 to Pebletec, 3 barstools in pool, all new equipment and converted to saltwater. Vinyl fencing all around property installed in 2023 along with Leaf-Filter gutter covers and 2022 whole house fan. Two



full sized storage sheds on gated side yard.  
Too many upgrades and beautiful details to  
mention! Will sell FAST!

Built in 1985

### Essential Information

MLS® #	SR25027275
Price	\$1,185,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,647
Acres	0.26
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Closed
Listing Agent	Laurie Reale
Listing Office	eXp Realty of California Inc

### Community Information

Address	23254 Happy Valley Drive
Area	NEW1 - Newhall 1
Subdivision	Happy Valley (HPVY)
City	Newhall
County	Los Angeles
Zip Code	91321

### Amenities

Utilities	Cable Available, Natural Gas Available, Sewer Available, Water Available
Parking Spaces	1
# of Garages	1
View	None
Has Pool	Yes
Pool	Heated, In Ground, Private, Salt Water

### Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior	Carpet, Tile, Wood
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Interior Features	Breakfast Bar, Breakfast Area, Ceiling Fan(s), Crown Molding, Eat-in Kitchen, Granite Counters, Pantry, Recessed Lighting, All Bedrooms Down, Walk-In Closet(s), Central Vacuum, Dry Bar
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Appliances	Built-In Range, Barbecue, Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator, Self Cleaning Oven, Warming Drawer
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Heating	Central, Fireplace(s)
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Cooling	Central Air
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Fireplace	Yes
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Fireplaces	Family Room, Primary Bedroom
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# of Stories	1
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Stories	One
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## School Information

District	William S. Hart Union
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High	Hart
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## Additional Information

Date Listed	February 25th, 2025
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Days on Market	6
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Zoning	SCUR2
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Short Sale	N
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RE / Bank Owned	N
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