

# \$849,000 - 14004 Herron Street, Sylmar

MLS® #SR25035184

**\$849,000**

4 Bedroom, 3.00 Bathroom, 2,050 sqft

Residential on 0 Acres

N/A, Sylmar,

Welcome to this beautifully upgraded home that offers the perfect blend of comfort, style, and modern convenience. The main house features 3 spacious bedrooms and 2 bathrooms, creating an ideal setting for contemporary living. From the moment you step inside, you'll be captivated by the open-concept living space, featuring elegant flooring, modern finishes, and an abundance of natural light. The stunning gourmet kitchen is a chef's dream, boasting sleek cabinetry, quartz countertops, with a spacious Island. The lush, landscaped yard offers plenty of space for relaxation, gatherings, or enjoying your morning coffee in peace.

But that's not all! This property also includes a PERMITTED ADU with a separate address (14002 Herron St) which includes 1 bedroom and 1 bath—ideal for rental income, multi-generational living, or a private guest space!

This home has been thoughtfully upgraded with; Brand-new solar panels, New tankless water heater, New electrical panel, Newer roof & A/C unit to keep you cool and worry-free.

With ample parking, a gated entrance, and a prime location, this home truly has it all!

Don't miss out on this incredible opportunity—schedule your showing today!



Built in 1985

## Essential Information

MLS® #	SR25035184
Price	\$849,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,050
Acres	0.14
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Reyna Aldaz
Listing Office	Luxury Collective

## Community Information

Address	14004 Herron Street
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

## Amenities

Utilities	Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected
Parking	Driveway
Garages	Driveway
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Back Yard
Roof	Shingle
Foundation	Slab

## Interior

Interior	Vinyl
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Quartz

	Counters, All Bedrooms Down, Attic, Main Level Primary, Recessed Lighting
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Range Hood, Tankless Water Heater
Heating	Central, Solar
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas Starter
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	February 14th, 2025
Days on Market	9
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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