

# \$399,000 - 27930 Tyler Lane # 402, Canyon Country

MLS® #SR25044844

**\$399,000**

3 Bedroom, 2.00 Bathroom, 934 sqft

Residential on 2 Acres

Amer. Beauty Condos (ABCO), Canyon Country,

This stunning top-floor condo in the highly sought-after American Beauty collection offers the perfect blend of comfort and convenience. With no neighbors above, you'll enjoy peace and privacy. The spacious 3-bedroom, 2-bathroom layout is bathed in natural light, thanks to large windows and a sliding glass door that opens onto a wraparound balcony overlooking serene tree views. The kitchen has been beautifully renovated, featuring sleek cabinets, granite countertops, and modern appliances, plus a charming bay window above the sink with a picturesque view. The primary suite offers ample space and includes an en-suite bathroom for added convenience. Vaulted ceilings and laminate flooring throughout create an open, airy atmosphere. Recent updates include a brand-new washer and dryer, and the water heater is only one year old. Located in the back of the complex, this unit ensures a quiet, peaceful environment. You'll also enjoy the convenience of a 2-car tandem parking garage attached to the building. The HOA fee covers water and trash utilities, and the community offers a variety of amenities, including playgrounds, multiple pools and spas, and a dog park. This property is ideally located with easy access to the 14 freeway, making commuting a breeze, and is close to dining, shopping, and schools, especially with the newly opened road providing direct access to the heart of the SCV.



Built in 1984

## Essential Information

MLS® #	SR25044844
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	934
Acres	2.47
Year Built	1984
Type	Residential
Sub-Type	Condominium
Style	Traditional
Status	Closed
Listing Agent	Leslie Babikan
Listing Office	Keller Williams VIP Properties

## Community Information

Address	27930 Tyler Lane # 402
Area	CAN2 - Canyon Country 2
Subdivision	Amer. Beauty Condos (ABCO)
City	Canyon Country
County	Los Angeles
Zip Code	91387

## Amenities

Amenities	Insurance, Pool, Spa/Hot Tub, Water, Dog Park, Outdoor Cooking Area, Picnic Area, Playground
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Water Connected, Phone Available, Sewer Connected
Parking Spaces	2
Parking	Garage, Tandem, Door-Single
# of Garages	2
Garages	Garage, Tandem, Door-Single
View	Trees/Woods
Has Pool	Yes
Pool	Community, Association
Security	Smoke Detector(s), Carbon Monoxide Detector(s)

## **Exterior**

Exterior	Stucco
Exterior Features	Lighting, Rain Gutters
Lot Description	Near Public Transit
Windows	Blinds, Screens
Roof	Tile
Construction	Stucco
Foundation	Slab

## **Interior**

Interior	Laminate, Tile
Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Balcony, Beamed Ceilings, Bedroom on Main Level, Breakfast Area, Main Level Primary
Appliances	Gas Cooktop, Gas Oven, Refrigerator, Range Hood, Water Heater, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## **School Information**

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

Date Listed	August 18th, 2024
Days on Market	5
Zoning	SCUR5
Short Sale	N
RE / Bank Owned	N

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