

# **\$825,000 - 11941 Kathyann Street, Sylmar**

MLS® #SR25048652

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## **\$825,000**

3 Bedroom, 2.00 Bathroom, 1,118 sqft  
Residential on 0 Acres

N/A, Sylmar,

Welcome to your dream home! Nestled in a serene Sylmar neighborhood, this stunning 3-bedroom, 2-bathroom residence offers more than 1,118 sq ft of exquisitely remodeled living space on a generous 7,455 sq ft corner lot. Every inch of this home has been thoughtfully upgraded to provide the ultimate in modern comfort and style. Step inside to discover a bright and inviting interior, freshly painted to perfection, with all-new windows that bathe each room in natural light and new flooring that ties it all together. The heart of this home is the expansive, newly designed kitchen, featuring an abundance of counter space and storage, complemented by a charming bench seating area perfect for casual dining. Living room is centered by the brick fireplace and inviting glass sliding door that bathes the space with natural lighting. Relax and entertain with confidence, knowing that all major components of the home have been updated, including a brand-new HVAC system, pristine new bathrooms, and a robust new roof. The new garage door provides secure, direct access to the garage, where youâ€™ll find a convenient laundry area and a seamless flow to the spacious backyard. The exterior is equally impressive, with fresh landscaping enhancing the curb appeal and a large concrete pad in the backyard, ideal for summer lounging or firing up the grill for a BBQ with friends and family. This property also boasts new base molding, doors, and top-of-the-line appliances, ensuring that every



detail meets the highest standards of quality. Enjoy the peace and quiet of this coveted Sylmar location, offering a perfect retreat from the hustle and bustle of city life while still being conveniently close to all amenities and freeways. Don't miss this opportunity to own a home that combines contemporary elegance with functional design. Schedule your private tour today and experience all that this remarkable property has to offer!

Built in 1965

**Essential Information**

MLS® #	SR25048652
Price	\$825,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,118
Acres	0.17
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Pascual Salazar
Listing Office	Broker In Trust Real Estate - Pascual Salazar

**Community Information**

Address	11941 Kathyann Street
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

**Amenities**

Parking Spaces	2
Parking	Driveway, Garage

# of Garages	2
Garages	Driveway, Garage
View	Mountain(s)
Pool	None

## Exterior

Lot Description	Back Yard, Front Yard, Lawn, Landscaped
Windows	Double Pane Windows

## Interior

Interior Features	Eat-in Kitchen, Quartz Counters, Recessed Lighting, All Bedrooms Down, Main Level Primary
Appliances	Dishwasher, Refrigerator, Range Hood
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	November 18th, 2024
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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