

# \$1,350,000 - 18597 Brymer Street, Porter Ranch

MLS® #SR25048811

**\$1,350,000**

4 Bedroom, 3.00 Bathroom, 2,695 sqft

Residential on 0 Acres

N/A, Porter Ranch,

Porter Ranch Beauty!!! This Sensational 4 bedroom, 3 bathroom Pool home with Beautiful Mountain Views is now ready for its New Owners – Who will be the LUCKY Ones??? Situated on an approx. 8,500 Sq. Ft. lot, this one is located in a much sought after, North of Rinaldi pocket of homes and in the coveted Charter Schools of Castlebay Lane Elementary and Granada Hills High School. Upon entry the gorgeous cathedral ceiling and herringbone hardwood flooring greet you and leads to an open, light filled floor plan with a formal living room and dining area, a wonderful cookâ€™s kitchen with an abundance of cabinetry, quality built-in appliances, (including a Sub-Zero refrigerator), and a convenient breakfast area with views to the pool. A wet bar overlooks the family room boasting a cozy fireplace, crown moldings, recessed lighting and sliding glass door to the rear grounds and pool - Itâ€™s perfect for all your entertaining and gathering with family and friends. Newly installed carpeting takes you upstairs to the sumptuous primary suite with cathedral ceilings, plantation shutters, walk in closet, an updated en suite bathroom and a balcony to take in the amazing and relaxing views. Secondary bedrooms are ample sized and include one bedroom and bath on the main level – perfect for guest, in-laws or a home office. The backyard is ready for any occasion with its sparkling pool, spa, built-in BBQ, covered patio and relaxing waterfall. Additional highlights include: Fully owned solar



panels, dual zone heat & air, smooth ceilings, new carpeting, newer water heater, laundry room and direct access 3 car garage. Come see this Beauty Today!

Built in 1978

## Essential Information

MLS® #	SR25048811
Price	\$1,350,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,695
Acres	0.19
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Robert Graf
Listing Office	RE/MAX One

## Community Information

Address	18597 Brymer Street
Area	PORA - Porter Ranch
Subdivision	N/A
City	Porter Ranch
County	Los Angeles
Zip Code	91326

## Amenities

Parking Spaces	3
Parking	Direct Access, Garage, Garage Door Opener
# of Garages	3
Garages	Direct Access, Garage, Garage Door Opener
View	Canyon, Hills
Has Pool	Yes
Pool	Private, Waterfall
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Features	Barbecue
Lot Description	Back Yard, Front Yard, Landscaped
Windows	Custom Covering(s), Double Pane Windows, Plantation Shutters
Roof	Tile

## Interior

Interior	Carpet, Wood
Interior Features	Wet Bar, Built-in Features, Balcony, Breakfast Area, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Recessed Lighting, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Beamed Ceilings, Crown Molding
Appliances	SixBurnerStove, Double Oven, Dishwasher, Gas Cooktop, Microwave, Electric Oven
Heating	Central
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	March 6th, 2025
Days on Market	5
Zoning	LARE9
Short Sale	N
RE / Bank Owned	N

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