

# **\$964,990 - 23135 Frisca Drive, Valencia**

MLS® #SR25052600

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## **\$964,990**

5 Bedroom, 3.00 Bathroom, 2,508 sqft  
Residential on 0 Acres

Monteverde (MVRD), Valencia,

Come see 23135 Frisca Drive, a unique 5-bedroom, 3-bath, 2508 square foot, two-story home in the middle of Valencia North on a beautifully landscaped, large, level 10,146 square foot property. Located in the desirable Monte Verde community, amenities are close-by – award winning schools, retail centers and city parks minutes away, and easy access to freeways. Lovingly maintained and cared for, 23135 Frisca is a wonderful residence in a friendly neighborhood with many advantages, perfect for a growing family. Walk up to the front double-doors and notice the re-landscaped front yard – an English garden with flagstone walkway and flowering plants and trees. Enter the tiled entry and be delighted with the spaciousness of the home with its large double-pane windows, endless sunlight and views of the yard and the surrounding valley and hills. Freshly painted. The cathedral-ceiling living room adjoins the separate formal dining room, a bathroom, and the fifth bedroom, which can also be a den or enclosed office is located on the main floor. The kitchen has an island, newer appliances, plenty of cabinets and space for a large family table. The family room’s gas-burning fireplace is complemented by vinyl plank flooring and sliding glass door to the backyard. The four upstairs bedrooms are all large-sized. The primary bedroom features a ceiling fan, a walk-in closet, a new double vanity and private toilet/shower room. Two bedrooms have full closets and the bonus bedroom is 13x18 ft



with a full-width closet. A renovated full bathroom serves these three upstairs bedrooms. The gem of this property is the amazing backyard, complete with patio, lawn area and 38x18 ft pool, spa and upper decks. Perfect for gatherings and time together. The pool was renovated with a pebble-tech coating and new equipment. The home has newer HVAC equipment, copper piping, 180 SF stand-up attic storage with pull down ladder, attic exhaust fan, new 50-gallon water heater, newer roof with ember resistant roof vents, replaced irrigation systems, and renovated yard drains with connected gutters. No HOA or Mello Roos. With the incredible views, yard, and home layout, you will want to see this unique large property and residence in Valencia North. Welcome home.

Built in 1977

**Essential Information**

MLS® #	SR25052600
Price	\$964,990
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Square Footage	2,508
Acres	0.23
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Archie Mendoza
Listing Office	Realty CA

**Community Information**

Address	23135 Frisca Drive
Area	VALN - Valencia North

Subdivision	Monteverde (MVRD)
City	Valencia
County	Los Angeles
Zip Code	91354

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	2
Parking	Driveway, Garage, Concrete, Direct Access, Garage Faces Front
# of Garages	2
Garages	Driveway, Garage, Concrete, Direct Access, Garage Faces Front
View	Neighborhood, City Lights, Hills, Mountain(s), Pool
Has Pool	Yes
Pool	Fenced, In Ground, Pebble, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Copper Plumbing, Stucco
Lot Description	Back Yard, Garden, Landscaped, Lawn, Level, Near Park, Near Public Transit, Sprinklers In Front, Sprinklers In Rear
Windows	Double Pane Windows
Roof	Shingle
Construction	Copper Plumbing, Stucco

## Interior

Interior	Tile, Carpet, Vinyl
Interior Features	Attic, Bedroom on Main Level, Ceiling Fan(s), High Ceilings, Separate/Formal Dining Room, Walk-In Closet(s)
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave, Water To Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Wood Burning
# of Stories	2
Stories	Two

## School Information

District	William S. Hart Union
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Middle	Arroyo Seco
High	Saugus

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	10
Zoning	SCUR2
Short Sale	N
RE / Bank Owned	N

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