

# **\$999,999 - 27106 Observation Court, Valencia**

MLS® #SR25055792

**\$999,999**

3 Bedroom, 4.00 Bathroom, 2,481 sqft

Residential on 0 Acres

Wisteria (WIST5P), Valencia,

Welcome to 27106 Observation Ct!

Nestled in the master-planned community of Five Points, this former model home is a true gem. Situated on a premium corner lot, this beautifully designed home offers stunning curb appeal. Boasting 3 spacious bedrooms, 4 bathrooms, and 2,481 sqft of open living space, this home is perfect for families and those who love to entertain.

The open floor plan flows effortlessly, with high-end finishes throughout that are sure to impress, from the elegant flooring to the stunning quartz countertops and backsplash. Whether you're hosting a gathering or enjoying a quiet evening at home, this property is designed for maximum comfort and style. The backyard features a BBQ island, with lights surrounding the space that create a vibrant atmosphere at night, perfect for year-round outdoor living and entertaining.

Residents of Five Points enjoy an array of luxury amenities, including Confluence Park, which features three unique swimming pools complete with cabanas, shady areas, and BBQ grills – perfect for relaxation and outdoor gatherings. Enjoy the community garden featuring tables, fire pits, perfect for relaxing, taking in the fresh air, and embracing the outdoors. The Porch offers a variety of events throughout the year, as well as a weekly farmers market, offering fresh, local produce and unique finds.



The community is also served by award-winning schools, including:  
Oak Hills Elementary School: Rated 9/10 by GreatSchools  
Rancho Pico Junior High School: Also rated 9/10 by GreatSchools  
West Ranch High School: A top-rated high school with a GreatSchools rating of 10/10

With easy freeway access, commuting is a breeze, putting you close to all the best dining, shopping, and entertainment options in Valencia.

Don't miss your chance to make this your NextHome!

Built in 2021

## Essential Information

MLS® #	SR25055792
Price	\$999,999
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,481
Acres	0.10
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Alec Rodriguez
Listing Office	NextHome Real Estate Rockstars

## Community Information

Address	27106 Observation Court
Area	FPTV - FivePoint Valencia
Subdivision	Wisteria (WIST5P)

City Valencia  
County Los Angeles  
Zip Code 91381

## Amenities

Amenities Fire Pit, Outdoor Cooking Area, Barbecue, Picnic Area, Pool, Spa/Hot Tub  
Parking Spaces 2  
Parking Garage  
# of Garages 2  
Garages Garage  
View Neighborhood, Mountain(s)  
Has Pool Yes  
Pool Association

## Exterior

Lot Description Back Yard, Close to Clubhouse, Corner Lot

## Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), All Bedrooms Up  
Appliances Dishwasher, Microwave, Built-In Range  
Heating Central, Solar  
Cooling Central Air  
Fireplaces None  
# of Stories 2  
Stories Two

## School Information

District William S. Hart Union  
Middle Rancho Pico  
High West Ranch

## Additional Information

Date Listed March 13th, 2025  
Days on Market 50  
Zoning LCA25\*  
Short Sale N  
RE / Bank Owned N

Based on information from California Regional Multiple Listing Service, Inc. as of February 13th, 2026 at 9:36am PST.

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