

# **\$532,500 - 26739 Winsome Circle, Newhall**

MLS® #SR25059804

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## **\$532,500**

2 Bedroom, 2.00 Bathroom, 1,120 sqft  
Residential on 13 Acres

Friendly Valley (FRV), Newhall,

Welcome Home! That's the normal greeting you hear upon entering the gate at this active 55+ community.

Enter this end-unit condo through the pebbled front porch.

The entry flows into the open living area with a sliding door to the screened patio, creating a seamless indoor-outdoor living experience. The patio overlooks the nicely landscaped semi-private backyard, complete with sprinklers, ensuring a low-maintenance outdoor retreat. A tree berm provides privacy, and a side walkway offers easy access to the back of the home.

The kitchen features plenty of cabinets and the over-sink window provides lots of natural light. Appliances are included.

The primary bedroom boasts a mirrored closet and a sliding door to the screened patio. The adjoining bathroom has mirrored double closets, a dressing area and grab bars for safety and convenience.

The secondary bedroom, at the front of the home, has easy access to the hallway bath, with over-under cabinets and a shelf top for displaying pictures or décor. There is also a large closet for additional storage.

The screened patio includes a private laundry area. The home has a mix of carpeting and wood laminate flooring. For peace of mind, the HVAC system is newer (approximately 6 years old).

This home is perfect for those seeking a quiet yet active lifestyle in a well-maintained



community.  
All utilities in the community are underground and the amenities include newer refurbished pool and hot tub (2023), auditorium, clubhouse, exercise room, game room, wood working, ceramics, shuffleboard, horseshoe court, basketball, picnic, BBQ's, lawn bowling and 2 GOLF courses! HOA fee covers trash, sewer, building and roof, landscaping/gardener, special cable TV offer, insurance and more! Gated entry with guard and patrols 24/7/365.

Built in 1969

**Essential Information**

MLS® #	SR25059804
Price	\$532,500
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,120
Acres	12.93
Year Built	1969
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Timothy Kinman
Listing Office	Kellar-Davis, Inc.

**Community Information**

Address	26739 Winsome Circle
Area	NEW4 - Newhall 4
Subdivision	Friendly Valley (FRV)
City	Newhall
County	Los Angeles
Zip Code	91321

**Amenities**

Amenities	Barbecue, Clubhouse, Controlled Access, Fitness Center, Game Room, Golf
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Course, Guard, Insurance, Maintenance Front Yard, Maintenance Grounds, Management, Meeting Room, Other Courts, Outdoor Cooking Area, Pet Restrictions, Pets Allowed, Pickleball, Picnic Area, Pool, Recreation Room, Spa/Hot Tub

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected

Parking Spaces 1

Parking Garage, Door-Single, Garage Door Opener, Garage Faces Front

# of Garages 1

Garages Garage, Door-Single, Garage Door Opener, Garage Faces Front

View Hills, Mountain(s), Park/Greenbelt

Has Pool Yes

Pool Association, Fenced, Heated, In Ground

Security Gated Community, Gated with Attendant, Gated with Guard, Key Card Entry, Security Gate, Security Guard, 24 Hour Security

## **Exterior**

Exterior Stucco, Drywall

Exterior Features Rain Gutters

Lot Description Level, Street Level, Sprinklers In Front, Sprinklers In Rear

Windows Blinds, Casement Window(s), Screens

Roof Common Roof, Shingle

Construction Stucco, Drywall

Foundation Slab

## **Interior**

Interior Carpet, Laminate, Vinyl

Interior Features All Bedrooms Down, Bedroom on Main Level, Built-in Features, Main Level Primary, Recessed Lighting

Appliances Dishwasher, Built-In Range, Disposal, Gas Cooktop, Gas Oven, Range Hood, Vented Exhaust Fan, Water Heater

Heating Central, Natural Gas

Cooling Central Air

Fireplaces None

# of Stories 1

Stories One

## **School Information**

District William S. Hart Union

**Additional Information**

Date Listed	March 26th, 2025
Days on Market	21
Zoning	SCUR3
Short Sale	N
RE / Bank Owned	N

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