

# **\$835,000 - 23736 Cameron Court, Valencia**

MLS® #SR25061606

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## **\$835,000**

3 Bedroom, 3.00 Bathroom, 1,355 sqft  
Residential on 0 Acres

Cottage Hill (CTHL), Valencia,

Charming Cul-de-Sac Home with Upgrades & Spacious Outdoor Living! Nestled in a quiet cul-de-sac, this adorable 3-bedroom, 3-bathroom home offers a perfect blend of charm and modern upgrades. A welcoming front porch sets the tone, while the lush wraparound yard provides multiple outdoor spaces to enjoy. The private, pool-sized backyard features mature trees, creating a serene retreat. A lovely side yard with a pergola is perfect for relaxing and entertaining. Inside, the primary suite and a second bedroom are conveniently located on the main level, offering ease and accessibility. The loft has been converted into a private third bedroom with its own en-suite bathroom & closet, creating a wonderful separate living space. The home boasts an updated kitchen with newer cabinets, granite countertops, and recessed lighting. Both bathrooms have been upgraded, with the upstairs bathroom recently remodeled to include a newer shower, toilet, and vanity. Additional features include plantation shutters on every window, newer window screens, newer gates, and a newer air conditioner for year-round comfort. Enjoy low HOA fees ( & no Mello-Roos!) while benefiting from fantastic community amenities, including a pool, clubhouse, parks, and scenic paseos. Conveniently located near award-winning schools, shopping, and dining—this home is a must-see! Schedule a tour today!



Built in 1989

## Essential Information

MLS® #	SR25061606
Price	\$835,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	1,355
Acres	0.18
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Megan Pratchard
Listing Office	Keller Williams VIP Properties

## Community Information

Address	23736 Cameron Court
Area	NBRG - Valencia Northbridge
Subdivision	Cottage Hill (CTHL)
City	Valencia
County	Los Angeles
Zip Code	91354

## Amenities

Amenities	Clubhouse, Sport Court, Pool, Spa/Hot Tub, Playground
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage, Paved
# of Garages	2
Garages	Driveway, Garage, Paved
View	None
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Cul-De-Sac, Front Yard, Landscaped, Yard, Lawn
Windows	Plantation Shutters, Screens

## Interior

Interior Features	Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Bedroom on Main Level, Main Level Primary
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	William S. Hart Union
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## Additional Information

Date Listed	March 20th, 2025
Days on Market	14
Zoning	SCUR1
Short Sale	N
RE / Bank Owned	N

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