

# **\$1,379,000 - 18619 Brymer Street, Porter Ranch**

MLS® #SR25063815

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## **\$1,379,000**

4 Bedroom, 3.00 Bathroom, 2,210 sqft  
Residential on 0 Acres

N/A, Porter Ranch,

Just in time for summer! This stunning single-story home is located in the highly desirable and tranquil Porter Ranch neighborhood. Offering 4 bedrooms, 3 bathrooms, and over 2,200 sq. ft. of living space, this home is designed for comfort and style. Step inside to find a spacious living and dining area with soaring vaulted ceilings, perfect for gatherings. The inviting family room, complete with a cozy fireplace, seamlessly connects to the updated kitchen, which boasts granite countertops and stainless steel appliances. The primary suite features an en-suite bathroom for added privacy. Elegant wood flooring, crown molding enhance the home's charm. Step outside into your own private tropical paradise. One of the most impressive backyards in the neighborhood, it features a sparkling pool and spa, a custom-built entertainer's gazebo with a wood-burning/gas fireplace, and a spacious lawn—ideal for a guest house or ADU. A built-in BBQ and a cinder sauna complete this incredible outdoor retreat. Additional upgrades include dual-pane windows, copper plumbing, an updated 200-amp electrical panel, fully paid solar and fresh exterior paint. Conveniently located just minutes from The Vineyards at Porter Ranch, top-rated Granada Hills Charter High School, and more!



Built in 1973

## **Essential Information**

MLS® #	SR25063815
Price	\$1,379,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,210
Acres	0.27
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Gary Keshishyan
Listing Office	Pinnacle Estate Properties

### Community Information

Address	18619 Brymer Street
Area	PORA - Porter Ranch
Subdivision	N/A
City	Porter Ranch
County	Los Angeles
Zip Code	91326

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Phone Connected
Parking Spaces	4
Parking	Garage Faces Front, Garage
# of Garages	2
Garages	Garage Faces Front, Garage
View	None
Has Pool	Yes
Pool	In Ground, Private

### Exterior

Exterior	Drywall, Stucco
Exterior Features	Barbecue, Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped
Windows	Double Pane Windows

Roof	Spanish Tile
Construction	Drywall, Stucco
Foundation	Slab

## Interior

Interior	Laminate, Tile
Interior Features	Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, Granite Counters, Recessed Lighting, All Bedrooms Down, Chair Rail
Appliances	Dishwasher, Gas Range, Microwave, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Outside
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
High	Granada Hills Charter

## Additional Information

Date Listed	March 26th, 2025
Days on Market	5
Zoning	LARE9
Short Sale	N
RE / Bank Owned	N

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