

# \$475,000 - 13181 1/4 Bromont Avenue, Sylmar

MLS® #SR25067108

**\$475,000**

3 Bedroom, 2.00 Bathroom, 1,172 sqft

Residential on 0 Acres

N/A, Sylmar,

This beautifully upgraded and remodeled 2-story townhome offers 1,172 square feet of comfortable living space with a modern open floor plan. The main level features newer laminate flooring throughout, a spacious living room, and an adjacent dining area with a sliding door that opens to a private patio. The newly remodeled kitchen is a chef's dream, boasting elegant brown cabinets and ample granite countertop space. A convenient half bathroom, a wall-to-wall closet, and direct access to the attached 1-car garage with laundry hook-ups complete the downstairs layout. Upstairs, you'll find three spacious bedrooms, each offering generous wall-to-wall closet space, along with a well-appointed hallway bathroom featuring a tub-in-shower and additional storage. Recent upgrades include new flooring and bedroom carpets installed just two years ago, a new HVAC system and vents only six months old, and a new garage motor also just six months old. Double-pane windows throughout enhance energy efficiency, while central AC and heat ensure year-round comfort. The unit also includes an additional assigned parking space within the community and benefits from a low HOA that has remained consistent for years. Conveniently located near shopping centers, grocery stores, schools, parks, and with easy freeway access, this townhome provides the perfect blend of comfort, style, and convenience. Don't miss the opportunity to make this move-in-ready home yours!



Built in 1974

## Essential Information

MLS® #	SR25067108
Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,172
Acres	0.00
Year Built	1974
Type	Residential
Sub-Type	Townhouse
Style	Traditional
Status	Closed
Listing Agent	Dulce Vazquez
Listing Office	Luxury Collective

## Community Information

Address	13181 1/4 Bromont Avenue
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

## Amenities

Amenities	Pets Allowed
Utilities	Sewer Connected, Water Connected, Cable Available, Natural Gas Connected
Parking Spaces	1
Parking	Garage
# of Garages	1
Garages	Garage
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s)

## Exterior

Lot Description	ZeroToOneUnitAcre
Windows	Double Pane Windows

## Interior

Interior	Vinyl, Carpet
Interior Features	All Bedrooms Up, Granite Counters
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	March 28th, 2025
Days on Market	44
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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