

\$979,000 - 10805 Chimineas Avenue, Porter Ranch

MLS® #SR25070087

\$979,000

4 Bedroom, 2.00 Bathroom, 2,183 sqft
Residential on 0 Acres

N/A, Porter Ranch,

MULTIPLE OFFERS. BEST & FINAL OFFERS DUE NO LATER THAN THURSDAY 5/15/25 AT 5 PM. Buyer didn't perform, so here's your second chance at a Reduced Price!!! Own a piece of architectural history... Rarely does a home designed by acclaimed Architect, Edward H. Fickett come up for sale. Prolific Fickett has been called the Frank Lloyd Wright of the 50'/60's and this magnificent home is as authentic as they come. This 1960 mid-century home features his signature blend of California Modernism with the traditional facade he is known for. CALLING ALL INVESTORS OR OWNER/USERS SEEKING A SIGNATURE HOME WITH GREAT BONES AND READY FOR RESTORATION. This lovely home illustrates Fickett's connection of detail and expression of structural elements including the open concept floor plan, walls of glass bringing the outside in and relaxed roof lines with vaulted beamed ceilings. Much of the original character and detailing is found in this lovely home. Set back from street, not only does the interior offer so much, but it is situated on a private large 11,000 square foot lot. Enter through double doors to this light and bright home with very cool vibe. Spacious living room features vaulted beamed ceiling, centerpiece fireplace and walls of glass overlooking the rear yard. Very cool original kitchen with abundant cabinetry and immaculate counters. Open style dining room fit for large dinner parties with vaulted beamed ceiling and slider to



outdoor patio. Huge entertainer's family room with bricked fireplace is ideal for casual evenings, relaxation or game nights. Primary suite is loaded with closets, including two sliders and one huge walk-in closet. Primary suite 3/4 bathroom features a separate vanity area. Secondary bedrooms are large and include slider closets. One bedroom has its own door to private courtyard, one bedroom offers direct access to full bathroom with original detailed vanity and one bedroom has fantastic built-in book case unit. Separate inside laundry room too. Enjoy relaxed dining on the outdoor patio. Vast grounds beyond with fruit trees await your touches. All this and great curb appeal with drought resistant front landscaping awaits. TRUST SALE. Sold AS IS...Hurry....this coveted Fickett home won't last!

Built in 1960

Essential Information

MLS® #	SR25070087
Price	\$979,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Square Footage	2,183
Acres	0.25
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Anngel Benoun
Listing Office	Engel & Volkers Encino

Community Information

Address	10805 Chimineas Avenue
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Area	PORA - Porter Ranch
Subdivision	N/A
City	Porter Ranch
County	Los Angeles
Zip Code	91326

Amenities

Parking Spaces	2
# of Garages	2
View	Neighborhood
Pool	None

Exterior

Lot Description	Landscaped
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Interior

Interior	Tile, Wood
Interior Features	Beamed Ceilings, Block Walls, Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, All Bedrooms Down, Main Level Primary, Primary Suite, Ceramic Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Refrigerator, Double Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Decorative
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	April 3rd, 2025
Days on Market	37
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

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