

# \$629,990 - 44305 Marbella Street, Lancaster

MLS® #SR25072601

---

## \$629,990

5 Bedroom, 3.00 Bathroom, 2,537 sqft  
Residential on 0 Acres

N/A, Lancaster,

\*\*\*LIVE BEAUTIFULLY\*\*\* Upgraded Newly Built D.R. HORTON Energy Efficient Home! Completed in 2023, this stunning property offers modern design, thoughtful upgrades, and eco-friendly features throughout. Centrally located close to schools, shopping and minutes to the freeway and with a widened driveway for added convenience. Step inside to discover a well-designed layout featuring a downstairs bedroom with a full bath, as well as a downstairs private owners suite complete with dual vanities, a large walk-in closet, and a separate tub and shower. An extra-wide staircase leads you to the expansive upstairs loft, perfect for game nights, movie nights, or additional entertaining space. Three more spacious bedrooms and a full bathroom are located upstairs. The gourmet kitchen is a true centerpiece, boasting modern cabinetry, stainless steel appliances, quartz countertops, and a large center island with barstool seating that seamlessly opens to the dining area and family room. Throughout the home, you'll find premium flooring, LED lighting, and energy-efficient features including owned solar. The home also includes a Puragain water filtration system with an alkaline tank installed under the kitchen sink and a dedicated spigot next to the faucet. Warranty paperwork and system details are conveniently located inside. Additional upgrades include an in-attic air exchanger system, controlled from the laundry room, promoting better air quality and circulation. Step into the backyard to enjoy



thoughtfully planted Crepe Myrtle trees and a center/outer slab designed to support a spa—perfect for relaxing evenings or future enhancements. With the balance of the 4-year systems warranty and 10-year structural warranty still in place, this home offers peace of mind and turnkey living. Don't miss this opportunity to own a highly upgraded, energy-efficient home with modern amenities and space for your lifestyle!

Built in 2024

### Essential Information

MLS® #	SR25072601
Price	\$629,990
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,537
Acres	0.15
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Farris Tarazi
Listing Office	Real Brokerage Technologies, Inc.

### Community Information

Address	44305 Marbella Street
Area	LAC - Lancaster
Subdivision	N/A
City	Lancaster
County	Los Angeles
Zip Code	93536

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2

Parking	Door-Single, Driveway, Garage Faces Front, Garage, Paved, RV Potential
# of Garages	2
Garages	Door-Single, Driveway, Garage Faces Front, Garage, Paved, RV Potential
View	None
Pool	None

## Exterior

Lot Description	Back Yard, Front Yard, Landscaped, Yard
Roof	Tile
Foundation	Slab

## Interior

Interior	Carpet, Laminate
Interior Features	Breakfast Bar, Open Floorplan, Quartz Counters, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Loft
Appliances	Dishwasher, Disposal, Gas Range, Microwave
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	See Remarks
----------	-------------

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	29
Zoning	LRR1-7000
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 8th, 2026 at 2:36am PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.