

# **\$749,900 - 12206 Pinney Street, Sylmar**

MLS® #SR25078262

**\$749,900**

4 Bedroom, 2.00 Bathroom, 1,288 sqft

Residential on 0 Acres

N/A, Sylmar,

PRESTIGIOUS LAKEVIEW TERRACE  
POCKET with FOUR (4) BEDROOMS & AN  
OVERSIZED 7,814 SQ LOT! Is this the  
PERFECT starter home at the PERFECT  
price?



Location, location, location - this is a hidden neighborhood untouched by passerby. If you go to this secretive community, it is because you LIVE here. As you pull into this serene community covered in foliage and shade, you find ample street parking and neighbors with pride-of-ownership.

The spacious driveway opens up parking for at least 6 cars. The garage is oversized as well, allowing for plenty of storage.

Entering the house, you find the kitchen and living room - perfect for any family size.

All 4 bedrooms are down the same hallway.

The bedroom in the back has its own bathroom! House is on swamp cooler - no central.

The oversized lot has a spacious side yard, where a playground apparatus is located. The backyard patio is covered with shade, allowing for all types of hosting and entertaining. Bask in the clean, mountainous air of Lakeview Terrace. You also get a roomy shed. You can catch peek-a-boo views of the San Fernando Valley throughout your spacious backyard.

This neighborhood is next for gentrification

due to its location near DTLA, K-town, Glendale, Pasadena, and Santa Clarita. Get in now before prices shoot up!

Built in 1964

## Essential Information

MLS® #	SR25078262
Price	\$749,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,288
Acres	0.18
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Julian Park
Listing Office	Park Regency Realty

## Community Information

Address	12206 Pinney Street
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

## Amenities

Parking Spaces	2
# of Garages	2
View	Mountain(s)
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior Features	All Bedrooms Down
Heating	Central
Cooling	See Remarks, Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	April 8th, 2025
Days on Market	34
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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