

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

MLS® #SR25078262

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## **\$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 |
|-----------------|-------------------|

**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 |
|----------|---------------------|

### **Additional Information**

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

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