

\$1,775,000 - 15952 Whitewater Canyon Road, Canyon Count

MLS® #SR25080050

\$1,775,000

3 Bedroom, 3.00 Bathroom, 3,139 sqft

Residential on 3 Acres

Custom Sand Canyon (CSAND), Canyon Country,

CHARMING RANCH HOME IN

PRESTIGIOUS SAND CANYON ESTATES

ON OVER 2.5 ACRES... This near perfect lot is divided into North & South lots by

Whitewater Canyon Rd. Each lot is totally flat, and is a little more than 1.25A each zoned

SCNU5 (Which is horse friendly, and has the possibility of dividing into 2 separate lots / homes. The residence lot to the south offers large gated horseshoe driveway accented by California Oak Trees, expansive back and side yards, with a private gated pool, spa, and sun worshiping areas. Double door front entry leads you to a sunken living room, and dining room areas accented by authentic brick

flooring. The kitchen offers stainless steel appliances, granite counters, granite island w/ built in wine storage, huge walk in pantry, functioning antique built in oven, AND modern Wolf stove / oven. The spacious family room off the kitchen offers vaulted exposed beam ceilings, walk in bar and entertaining area, and French doors leading to the wrap around rear patio. All 3 bedrooms are separated from the entertaining side of the house and offers 2 more bathrooms, large laundry room, and tons of windows & French doors letting all of the natural light in. The large primary bed / bath offers expansive counters that divide the jacuzzi tub from the frames glass walk in shower. The North lot offers a workshop currently used as a "She Shed", shipping container for storage, 40' RV garage and horse coral. This estate has a newer working



well, AND it's also connected to city water!
This property has NO HOAs, and NO Mello
Roos and can be shown 7 days a week. Call
today for your private showing!

Built in 1981

Essential Information

MLS® #	SR25080050
Price	\$1,775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,139
Acres	2.53
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Brian Ends
Listing Office	Real Brokerage Technologies, Inc.

Community Information

Address	15952 Whitewater Canyon Road
Area	SAND - Sand Canyon
Subdivision	Custom Sand Canyon (CSAND)
City	Canyon Country
County	Los Angeles
Zip Code	91387

Amenities

Utilities	Water Connected
Parking Spaces	5
Parking	Driveway, Garage, Boat, Direct Access, Electric Gate, Gated, RV Access/Parking, RV Covered, RV Garage, RV Gated, RV Potential, Workshop in Garage
# of Garages	5
Garages	Driveway, Garage, Boat, Direct Access, Electric Gate, Gated, RV

Access/Parking, RV Covered, RV Garage, RV Gated, RV Potential, Workshop in Garage

View	Mountain(s), Neighborhood
Has Pool	Yes
Pool	Private
Security	Security System

Exterior

Lot Description	Cul-De-Sac, Horse Property, Lot Over 40000 Sqft, Ranch
Windows	Double Pane Windows
Roof	Tile

Interior

Interior	Carpet, Wood, Brick
Interior Features	Breakfast Bar, Built-in Features, Separate/Formal Dining Room, Granite Counters, Pantry, All Bedrooms Down, Main Level Primary, Walk-In Pantry, Cathedral Ceiling(s), See Remarks
Appliances	Dishwasher, Electric Oven, Double Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Wood Burning
# of Stories	1
Stories	One

School Information

District	William S. Hart Union
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Additional Information

Date Listed	April 11th, 2025
Days on Market	13
Zoning	SCNU5
Short Sale	N
RE / Bank Owned	N

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