

# \$799,000 - 19455 Eagle Ridge Lane, Porter Ranch

MLS® #SR25083914

**\$799,000**

2 Bedroom, 3.00 Bathroom, 1,787 sqft

Residential on 0 Acres

N/A, Porter Ranch,

Welcome to this spacious 1,787 sq ft townhome located in the prestigious, guard-gated Porter Ranch Estates community. This home features two large primary bedrooms, each with its own ensuite bathroom and walk-in closet, offering privacy and comfort. A third updated half bath is conveniently located on the main floor. Step into a bright and airy living room with soaring ceilings, hardwood floors, custom drapes, dual-pane windows, and a cozy gas fireplace—perfect for relaxing or entertaining. The kitchen is beautifully appointed with granite countertops, a decorative tile backsplash, including a gas range, built-in microwave, and stainless-steel dishwasher. It opens to a lovely dining area with a custom chandelier, hardwood flooring, and a dual pane sliding door leading to the oasis backyard. Upstairs, both primary suites offer serene retreats. One bathroom features a modern custom shower with built-in shelf, custom seat, and frameless glass. The second includes a tub/shower combo, tile flooring, and a custom mirror. Outside, enjoy a tranquil backyard garden oasis with a lattice-covered patio and built in BBQ, perfect for outdoor dining or relaxing. The two-car garage is fully drywalled for a finished look. HOA amenities include pools/spas, tennis courts, basketball court, playground, BBQ/picnic areas, and 24/7 security with guarded entry. This prime location is just minutes from hiking trails, The Vineyards at Porter Ranch, Whole Foods,



coffee shops, restaurants, and convenient freeway access. Don't miss the opportunity to own in one of Porter Ranch's most sought-after communities!

Built in 1986

## Essential Information

MLS® #	SR25083914
Price	\$799,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,787
Acres	0.11
Year Built	1986
Type	Residential
Sub-Type	Townhouse
Style	Traditional
Status	Closed
Listing Agent	Diane MacLennan
Listing Office	Pinnacle Estate Properties

## Community Information

Address	19455 Eagle Ridge Lane
Area	PORA - Porter Ranch
Subdivision	N/A
City	Porter Ranch
County	Los Angeles
Zip Code	91326

## Amenities

Amenities	Picnic Area, Playground, Pool, Spa/Hot Tub, Security, Tennis Court(s), Barbecue, Guard, Pets Allowed
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Door-Multi, Garage
# of Garages	2

Garages	Door-Multi, Garage
View	Mountain(s)
Has Pool	Yes
Pool	In Ground, Association, Community, Fenced, Gunite
Security	Gated with Attendant, Security Gate, 24 Hour Security

## Exterior

Exterior	Stucco, Copper Plumbing
Lot Description	ZeroToOneUnitAcre, Back Yard, Landscaped, Front Yard, Garden, Lawn, Yard
Windows	Double Pane Windows, Shutters
Roof	Spanish Tile
Construction	Stucco, Copper Plumbing
Foundation	Slab

## Interior

Interior	Tile, Carpet, Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Walk-In Closet(s), All Bedrooms Up, Multiple Primary Suites, Paneling/Wainscoting, Primary Suite
Appliances	Dishwasher, Gas Range, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
Elementary	Castle Bay
Middle	Frost
High	Chatsworth

## Additional Information

Date Listed	May 8th, 2025
Days on Market	62
Zoning	LARD6
Short Sale	N
RE / Bank Owned	N

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