

\$539,900 - 13836 Balboa Boulevard # 164, Sylmar

MLS® #SR25094157

\$539,900

2 Bedroom, 2.00 Bathroom, 1,060 sqft

Residential on 2 Acres

N/A, Sylmar,

Sweet end unit Townhome in the Fairways at Legends of the Cascades nestled in the Foothills of Sylmar offering resort-like grounds that include a swimming pool, spa, playground, BBQ area and 24 hr. security. Surrounded by mountains, this turn-key townhome is ready for you! Downstairs foyer leads you up a staircase to an open floor plan living room & dining area with 9 foot ceilings and 2 balconies with mountain views. Chef's kitchen features granite counter tops, stainless steel farm sink, built-in stainless steel appliances, wood cabinetry, counter top bar & recessed lighting. 2 spacious bedrooms and bathrooms. The Primary bedroom opens to a private patio and has a walk-in closet adjacent to the private upgraded full bathroom. The secondary bedroom offers wall to wall closet with mirrored doors. The guest bathroom is also updated and has a bathtub/shower. This beautiful home has espresso wood laminate flooring throughout, custom paint, recessed lighting, indoor laundry and a 2-car attached garage. Perfectly located right off the 5 and 14 freeways! FYI - this home has a VA Assumable Loan!



Built in 2009

Essential Information

MLS® # SR25094157

Price \$539,900

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,060
Acres	2.21
Year Built	2009
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Carlotta Levy
Listing Office	Realty Executives SCV

Community Information

Address	13836 Balboa Boulevard # 164
Area	ROCS - Rancho Cascades
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

Amenities

Amenities	Maintenance Grounds, Spa/Hot Tub, Picnic Area, Playground, Security
Parking Spaces	2
# of Garages	2
View	Mountain(s)
Has Pool	Yes
Pool	Association

Interior

Interior Features	All Bedrooms Up
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	April 30th, 2025
Days on Market	120
Zoning	LARD3
Short Sale	N
RE / Bank Owned	N

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