

# **\$1,025,000 - 27118 Highlands Lane, Valencia**

MLS® #SR25096051

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## **\$1,025,000**

4 Bedroom, 3.00 Bathroom, 2,829 sqft  
Residential on 0 Acres

N/A, Valencia,

Priced to make this house what you want it to be :)

This lovely, natural light-filled, 4-bedroom + 3-full-bath, 2,829-square-foot home is tucked into the quiet street of Highlands Lane in Valencia and features a large grassy backyard and mature trees, making it perfect for a growing family. Walk in the front door, and beautiful natural light streams in from the high ceilings of the living room, dining room, and stairway. The large living room has the first of two fireplaces, and views of trees and sky through the many windows in the house. The trees and plants give the large yard privacy for backyard living, and kids & pets can play on the big grassy area as you relax on the pergola covered patio.

Situated in the highly sought-after Northbridge community, with low monthly HOA dues, and no Mello-Roos fees. It has access to three sparkling pools, open common spaces, parks, and sports courts - all connected by scenic paseos leading to Helmers Elementary School and adjacent park.

The kitchen boasts newer granite countertops, a garden window over the sink, a large center island, a newer gas oven, a newer microwave, and newer flooring. With a full dining room on one side, the other side of the kitchen opens into a spacious family room that includes a cozy fireplace and extensive built-in cabinets with bookshelves and a desk.

The ground-floor bedroom is currently used as



an office and crafting studio and features built-in bookcases, a glass desk, and sofa. On the ground floor is a full bathroom, laundry room with built-in cabinet storage. The laundry room connects to a large 3-car garage with extensive built-in cabinets and a workshop desk.

Upstairs is a large landing with a skylight and access to 3 more bedrooms. The large Primary suite has high ceilings, a fan, a large walk-in closet, and a full bathroom - with a spa tub, separate shower, and two sinks with storage. The second floor also has a full bathroom and two more bedrooms. Each has high ceilings and fans. The front bedroom has its own walk-in closet.

The property has leased solar, making monthly power bills relatively low and consistent (even in the hot summers) and the two separate air conditioning units keep the house cool and comfortable. Come see this beautiful home and property for yourself.

Built in 1989

**Essential Information**

MLS® #	SR25096051
Price	\$1,025,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,829
Acres	0.18
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Tracy Hauser
Listing Office	Equity Union

## Community Information

Address	27118 Highlands Lane
Area	NBRG - Valencia Northbridge
Subdivision	N/A
City	Valencia
County	Los Angeles
Zip Code	91354

## Amenities

Amenities	Clubhouse, Pool, Spa/Hot Tub
Parking Spaces	3
# of Garages	3
View	None
Has Pool	Yes
Pool	Association

## Exterior

Lot Description	Front Yard, Landscaped, Sprinkler System
Roof	Tile

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Bedroom on Main Level, Cathedral Ceiling(s), Granite Counters, Open Floorplan, Walk-In Closet(s)
Appliances	Gas Cooktop, Gas Oven, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	2
Stories	Two

## School Information

District	William S. Hart Union
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## Additional Information

Date Listed	May 1st, 2025
Days on Market	68
Zoning	SCUR1

Short Sale                    N

RE / Bank Owned        N

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