

\$630,000 - 11965 Terra Bella Street # 17, Sylmar

MLS® #SR25099021

\$630,000

3 Bedroom, 3.00 Bathroom, 1,910 sqft

Residential on 3 Acres

N/A, Sylmar,

Welcome to Unit 17 at the Lake View Los Angeles Homeowner Community – a private, gated complex of just 18 homes in Lakeview Terrace, featuring a pool and spa.



This spacious two-story townhome offers over 1,900 square feet, featuring 3 bedrooms, 2.5 bathrooms, and a versatile loft that many neighbors have converted into a fourth bedroom.

Step inside to soaring vaulted ceilings that fill the living room with natural light. The main level includes a gas fireplace, a dedicated dining space, and a cozy breakfast nook just off the kitchen—finished with polished granite countertops and plenty of storage.

The family room opens directly to the backyard patio, making entertaining effortless. You'll also appreciate direct access from the two-car garage into the family room, adding everyday convenience.

Upstairs, the primary suite includes a walk-in closet and dual vanities. Both bathrooms offer walk-in showers, and the home is equipped with central heating and A/C, generous storage throughout, and dual-pane windows for energy efficiency, sound insulation, and year-round comfort.

Outside, enjoy a lush front and back lawn framed by colorful planters, mature

landscaping, and your very own guava and lemon trees—an unexpected treat in townhome living. The oversized backyard also features a covered patio and plenty of space to entertain or unwind. Guest parking is available right out front.

The low HOA fee covers fire and earthquake insurance, trash service, exterior maintenance, and full access to the community pool and spa—keeping homeownership easy and stress-free.

Located just minutes from Hansen Dam Recreation Area, you're close to a golf course, dog park, hiking trails, fishing, and the aquatic center. With most errands doable within a mile and 50 to 60 public, private, and charter schools nearby, this home offers comfort, lifestyle, and unbeatable location.

Built in 1992

Essential Information

MLS® #	SR25099021
Price	\$630,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,910
Acres	2.50
Year Built	1992
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Uriel Resendiz
Listing Office	Park Regency Realty

Community Information

Address	11965 Terra Bella Street # 17
Area	SYL - Sylmar

Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

Amenities

Amenities	Pool, Spa/Hot Tub
Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	Neighborhood
Has Pool	Yes
Pool	Community, Association
Security	Gated Community, Security Gate

Interior

Interior Features	Walk-In Closet(s), All Bedrooms Up, Loft
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	April 30th, 2025
Days on Market	30
Zoning	LARD6
Short Sale	N
RE / Bank Owned	N

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