

# \$3,695 - 12249 Lima Way, Sylmar

MLS® #SR25101650

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**\$3,695**

4 Bedroom, 3.00 Bathroom, 1,585 sqft  
Residential Lease on 0 Acres

N/A, Sylmar,

Built in 2017, this 1,585 sq ft single-family home features 4 bedrooms plus a loft, 2.5 bathrooms, and a 2-car attached garage with direct access. Granada Hills adjacent, this beautiful community offers easy access to the 405, 5, 118, and 14 freeways, and it is within walking distance to the Sylmar/San Fernando train station, which connects to Union Station in Downtown LA and extends north to Lancaster. The formal entry opens to a light and bright interior with high ceilings, featuring a spacious living room connected to the open-concept kitchen and dining area. The kitchen includes a center island with breakfast bar, white shaker cabinets, quartz countertops, and stainless-steel appliances. Sliding doors from the dining area open to a private backyard, ideal for BBQs with friends and family. A half bath and coat closet complete the first floor. Upstairs you'll find the bedrooms, a loft with a skylight, perfect for a home office or gym, and a separate laundry closet with a stackable washer and dryer included. The primary bedroom includes an en-suite bathroom with a dual-sink vanity, private toilet room, and walk-in closet. Three additional well-sized bedrooms with mirrored closet doors complete the upstairs. Additional features include direct access to the attached two-car garage, central air and heat, laminate flooring, recessed lighting, ceiling fans, plantation shutters, double-pane windows, an energy-efficient tankless water heater, and more. Enjoy the outdoors in your own



backyard or at the community park. Guest parking is conveniently located next to the home. This is modern living at its best—schedule a showing today and see for yourself! Requires verifiable income, good credit and background check.

Built in 2017

### Essential Information

MLS® #	SR25101650
Price	\$3,695
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,585
Acres	0.09
Year Built	2017
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Arthur Aslanian
Listing Office	Berkshire Hathaway HomeServices California Properties

### Community Information

Address	12249 Lima Way
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

### Amenities

Amenities	Maintenance Front Yard
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, None
Parking Spaces	2
Parking	Direct Access, Garage, Garage Door Opener, Guest, Side By Side

# of Garages	2
Garages	Direct Access, Garage, Garage Door Opener, Guest, Side By Side
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco, Copper Plumbing
Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Corner Lot, Greenbelt, Landscaped, Near Park, Near Public Transit, Walkstreet
Windows	Double Pane Windows
Roof	Tile
Construction	Stucco, Copper Plumbing
Foundation	Slab

## Interior

Interior	Laminate
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Open Floorplan, Quartz Counters, Recessed Lighting, Unfurnished, All Bedrooms Up, Loft, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Water Heater, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	May 7th, 2025
Days on Market	39
Zoning	LARAS3
Short Sale	N
RE / Bank Owned	N

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