

# \$3,200 - 26746 Claudette Street # 462, Canyon Country

MLS® #SR25108702

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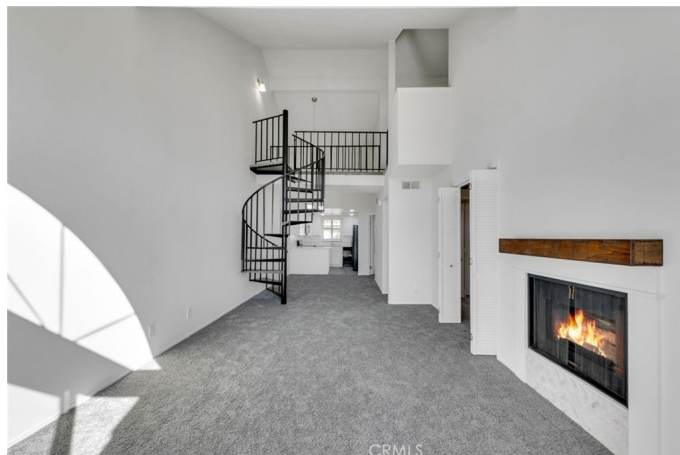
## \$3,200

2 Bedroom, 2.00 Bathroom, 1,007 sqft

Residential Lease on 6 Acres

American Beauty Village (ABVL), Canyon Country,

Welcome Home to a LIGHT & BRIGHT top corner unit at the American Beauty Village community. Enter into an open concept living room/dinning area, visible to a beautiful updated kitchen. a pleasing Penrose staircase that leads to a good sizable loft gives this unit its beautiful charm. Kitchen was also recently updated w/ new appliances. Newer carpet that helps out with the light and bright feel of unit 462. Washer and Dryer located in its own little closet. Bedrooms offer enough room to live comfortably. loft is cute and cozy. High ceilings, newer fixtures that gives it, itâ€™s special touch. Come Quick!! Itâ€™s priced to please. NO Mello-Roose.



Built in 1987

## Essential Information

MLS® #	SR25108702
Price	\$3,200
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,007
Acres	6.25
Year Built	1987
Type	Residential Lease
Sub-Type	Condominium
Style	English
Status	Closed

Listing Agent	Tina Del Toro Plascencia
Listing Office	Rodeo Realty

## Community Information

Address	26746 Claudette Street # 462
Area	RBGL - Rainbow Glen
Subdivision	American Beauty Village (ABVL)
City	Canyon Country
County	Los Angeles
Zip Code	91351

## Amenities

Amenities	Pool, Spa/Hot Tub, Barbecue, Dog Park, Sauna, Tennis Court(s)
Utilities	Sewer Connected, Association Dues, Pool, Trash Collection, Sewer, Water, Water Available
Parking Spaces	2
# of Garages	2
View	Mountain(s), Neighborhood
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	Sprinklers In Front, Paved
Roof	Shingle
Construction	Stucco
Foundation	Slab

## Interior

Interior Features	Separate/Formal Dining Room, All Bedrooms Down, Loft, Storage
Appliances	Disposal, Gas Range, Microwave, Refrigerator, Freezer, SixBurnerStove, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

**School Information**

District                      Los Angeles Unified

**Additional Information**

Date Listed                May 15th, 2025  
Days on Market        29  
Zoning                      SCUR4  
Short Sale                N  
RE / Bank Owned      N

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