

# **\$749,000 - 13830 Balboa Boulevard # 170, Sylmar**

MLS® #SR25108711

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## **\$749,000**

4 Bedroom, 3.00 Bathroom, 1,940 sqft  
Residential on 1 Acres

N/A, Sylmar,

Welcome to this exquisitely upgraded townhome with a VIEW, nestled within the prestigious community of Rancho Cascades. Boasting nearly 2,000 square feet of refined living space, this stunning residence offers 4 bedrooms (1 down,) 3 bathrooms, all situated on a peaceful cul-de-sac with beautiful landscaping. Step inside to discover newer rich wood like flooring, tasteful designer finishes, plantation shutters, and inviting paint selections. Oversized windows bathe the interior in natural light, while recessed lighting and sophisticated fixtures add an elevated ambiance throughout. The chef-inspired kitchen is a true showpiece, showcasing cherrywood cabinetry, sleek granite counters with a breakfast bar, and premium stainless steel appliances. The family room is large enough to entertain and opens to the serene backyardâ€”perfect for relaxed gatherings. The spacious dining area is ideal for hosting and enjoys views of the lush landscape as well. Upstairs, the luxurious primary suite offers a private retreat with a spa-like en-suite bath featuring an oversized double vanity with granite counters, a walk-in shower, and a large soaking tub. You will love the huge walk in closet and access to a private balcony for enjoying warm summer evenings. The additional bedrooms are generously sized and have ample closet space. A beautiful hall bath features a vanity with coordinating vanity, an abundance of storage and a tub/shower combo. Outdoors, enjoy a low-maintenance



yard with a charming patio area perfect for entertaining. Additional highlights include an attached two-car garage, an upstairs laundry room, and abundant storage throughout. Residents of Legends at Cascades enjoy access to resort-style amenities including pool, spa, park, playground and lush common areas—all within close proximity to schools, shopping, and convenient freeway access.

Built in 2009

**Essential Information**

MLS® #	SR25108711
Price	\$749,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,940
Acres	0.86
Year Built	2009
Type	Residential
Sub-Type	Townhouse
Style	Traditional
Status	Closed
Listing Agent	Rebecca Locke
Listing Office	Equity Union

**Community Information**

Address	13830 Balboa Boulevard # 170
Area	ROCS - Rancho Cascades
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

**Amenities**

Amenities	Maintenance Grounds, Barbecue, Management, Picnic Area, Playground,
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	Pool, Spa/Hot Tub
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Asphalt, Garage, Garage Door Opener, Garage Faces Side, No Driveway, One Space, Private, Public, Unassigned
# of Garages	2
Garages	Asphalt, Garage, Garage Door Opener, Garage Faces Side, No Driveway, One Space, Private, Public, Unassigned
View	Canyon, City Lights, Hills, Mountain(s), Neighborhood, Park/Greenbelt, Valley
Has Pool	Yes
Pool	In Ground, Association, Community, Fenced
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s)

## Exterior

Exterior	Stucco, Wood Siding
Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Lawn, Sprinklers In Front, Sprinklers In Rear, Yard, ZeroToOneUnitAcre
Windows	Double Pane Windows, Insulated Windows, Shutters
Roof	Tile
Construction	Stucco, Wood Siding
Foundation	Slab

## Interior

Interior	Wood, Vinyl
Interior Features	Balcony, Breakfast Bar, Built-in Features, Ceiling Fan(s), Entrance Foyer, Granite Counters, High Ceilings, Living Room Deck Attached, Open Floorplan, Pantry, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Storage, Unfurnished, Walk-In Closet(s)
Appliances	Refrigerator, Built-In Range, Dishwasher, Freezer, Gas Oven, Gas Range, Microwave, Vented Exhaust Fan, Water Heater
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 15th, 2025
Days on Market	127
Zoning	LARD3
Short Sale	N
RE / Bank Owned	N

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