

\$1,199,950 - 12236 Beaufait Avenue, Porter Ranch

MLS® #SR25110277

\$1,199,950

4 Bedroom, 2.00 Bathroom, 2,094 sqft

Residential on 0 Acres

N/A, Porter Ranch,

RARE Opportunity in coveted Porter Ranch! Wonderful Single Story 4 bedroom, 2 bathroom home backing to Aliso Canyon with BREATHTAKING VIEWS, so peaceful and on a large lot the possibilities are endless – with the potential to build your dream backyard with pool or outdoor entertainment area. This super clean home has updated tile flooring, double paned vinyl windows and sliders, newer AC & Heat, smooth ceilings, recessed lighting, drought tolerant landscaping, direct access 2 car garage and so much more. Highlighted by almost 2,100 Square Feet of light and bright living space it offers vaulted ceilings, a spacious living room and dining area, cozy fireplace sitting area and a beautifully remodeled kitchen with quartz countertops, quality cabinets, breakfast area and serene views, plus a great family room. An expansive primary suite has a sliding glass door to the rear grounds, tons of closet space and an en suite private bathroom with dual sinks. Secondary bedrooms are great sized and the 4th bedroom could be a great home office if needed. Located in the Award Winning Castlebay Lane Elementary & Granada Charter School Districts, and just minutes to local parks, hiking trails, shopping at the Vineyards in Porter Ranch and easy freeway access – Who says you can't have it all?



Built in 1970

Essential Information

MLS® #	SR25110277
Price	\$1,199,950
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,094
Acres	0.46
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Richard Collins
Listing Office	RE/MAX One

Community Information

Address	12236 Beaufait Avenue
Area	PORA - Porter Ranch
Subdivision	N/A
City	Porter Ranch
County	Los Angeles
Zip Code	91326

Amenities

Parking Spaces	2
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
View	Hills, Canyon, Panoramic
Pool	None
Security	Smoke Detector(s)

Exterior

Lot Description	Back Yard, Drip Irrigation/Bubblers, Front Yard, Landscaped, Sprinkler System, Street Level
Windows	Double Pane Windows

Interior

Interior	Carpet, Tile
Interior Features	Cathedral Ceiling(s), Separate/Formal Dining Room, High Ceilings, Recessed

	Lighting, Bedroom on Main Level, Main Level Primary, Primary Suite, Breakfast Area, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
Elementary	Castlebay Lane
Middle	Frost
High	Granada Hills Charter

Additional Information

Date Listed	May 15th, 2025
Days on Market	5
Zoning	LARE15
Short Sale	N
RE / Bank Owned	N

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