

\$705,000 - 12347 Aragon Way, Sylmar

MLS® #SR25118758

\$705,000

4 Bedroom, 3.00 Bathroom, 1,489 sqft

Residential on 0 Acres

N/A, Sylmar,

Amazing opportunity to own this beautiful move-in ready home at an affordable price in the San Fernando Valley! This townhouse-style single family home in Sylmar boasts 4 bedrooms, 2 & 1/2 bathrooms, 2 car attached garage, private patio-style rear yard, great for BBQ's and relaxing. Downstairs, you'll find the open-floor plan is light and airy, with beautiful kitchen, quartz countertops, tile backsplash, breakfast bar, living room and eating area. Upstairs you'll find the primary bedroom with en-suite bathroom and walk-in closet, PLUS 3 more bedrooms, and another bathroom, along with a cozy loft, (great for home office or workout area or whatever your imagination comes up with!) There's also a stackable washer and dryer discreetly located in the hall closet area. The home was built in 2017 with energy efficient features like cool rated roof tiles, tankless hot water heater, energy efficient windows, and fire safety sprinklers installed. HOA's are super low at approx \$23 monthly (\$140 paid semi-annually). This property is also conveniently located within minutes of Mission College, Veterans Park, El Cariso Park, and Golf Course as well as easy access to 210,118,405 and 5 freeways. This home is a gem and priced to sell quickly!



Built in 2017

Essential Information

MLS® #	SR25118758
Price	\$705,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,489
Acres	0.05
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Sheila Cathers
Listing Office	Pinnacle Estate Properties

Community Information

Address	12347 Aragon Way
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

Amenities

Amenities	Playground
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage, Garage Door Opener, Garage Faces Front
# of Garages	2
Garages	Garage, Garage Door Opener, Garage Faces Front
View	Neighborhood, Courtyard
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
Roof	Tile

Interior

Interior	Carpet, Wood, Vinyl
Interior Features	Breakfast Bar, Walk-In Closet(s), All Bedrooms Up, Breakfast Area, Ceiling Fan(s), Loft, Open Floorplan, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Free-Standing Range, Gas Oven, Tankless Water Heater
Heating	Central, Solar
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 28th, 2025
Days on Market	35
Zoning	LARAS3
Short Sale	N
RE / Bank Owned	N

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