

# \$1,299,950 - 11563 Amigo Avenue, Porter Ranch

MLS® #SR25118973

**\$1,299,950**

3 Bedroom, 2.00 Bathroom, 1,679 sqft

Residential on 0 Acres

N/A, Porter Ranch,

There's nothing quite like watching the sky come alive with color as the sun sets and from this Porter Ranch home, you get a front-row seat every night. With jaw-dropping panoramic views of city lights and the Santa Susana Mountains, this completely remodeled 3-bedroom home is where golden hour truly shines. Step through the double-door entry into a formal living room with soaring vaulted ceilings that instantly create a sense of openness and light. Adjacent is the dining area, perfectly positioned with a sliding glass door that leads to your backyard offering the ideal flow for entertaining or just soaking in the view. The brand-new kitchen is a showstopper. With sleek quartz countertops, a matching backsplash, stainless steel appliances, and a sunlit eat-in area, it opens to a cozy family room anchored by a charming brick fireplace. Whether you're cooking, lounging, or hosting, every corner of this space is designed to celebrate the view. Wake up inspired in the spacious primary suite, where the attached bathroom and natural light make every morning feel like a luxury escape. Two additional bedrooms, one more remodeled bathroom, and luxury vinyl plank flooring throughout the home completes the thoughtful interior. Step outside to a covered patio where you can watch the sun dip behind the mountains or gaze at the sparkling lights below. A large grassy yard offers plenty of room to play, relax, or garden all framed by nature's best backdrop. Located near



award-winning schools including Castlebay Lane Elementary & Granada Hills Charter HS, hiking trails, and The Vineyards at Porter Ranch for upscale shopping and dining, this home is more than just a place to liveâ€”itâ€™s a lifestyle with a view.

Built in 1974

## Essential Information

MLS® #	SR25118973
Price	\$1,299,950
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,679
Acres	0.42
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Scott Himmelstein
Listing Office	Park Regency Realty

## Community Information

Address	11563 Amigo Avenue
Area	PORA - Porter Ranch
Subdivision	N/A
City	Porter Ranch
County	Los Angeles
Zip Code	91326

## Amenities

Utilities	Sewer Connected
Parking Spaces	2
Parking	Concrete, Door-Single, Driveway, Garage, Direct Access
# of Garages	2
Garages	Concrete, Door-Single, Driveway, Garage, Direct Access

View	City Lights, Mountain(s), Neighborhood, Panoramic, Valley
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Lawn, Landscaped, Sprinkler System, Yard
Windows	Double Pane Windows
Roof	Composition, Shingle

## Interior

Interior	Vinyl
Interior Features	Cathedral Ceiling(s), Separate/Formal Dining Room, Open Floorplan, Quartz Counters, Recessed Lighting, Eat-in Kitchen, High Ceilings
Appliances	Dishwasher, Disposal, Refrigerator, Water Heater, Electric Range, Free-Standing Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas Starter, Gas
# 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 29th, 2025
Days on Market	7
Zoning	LARE9
Short Sale	N
RE / Bank Owned	N

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