

\$1,045,000 - 13201 Harding Street, Sylmar

MLS® #SR25118983

\$1,045,000

4 Bedroom, 2.00 Bathroom, 2,810 sqft
Residential on 0 Acres

N/A, Sylmar,

PRICE IMPROVEMENT: VIEW, VIEW, VIEW!!! Perfectly situated behind automatic private gates and up on a knoll, this **PREMIER** lot boasts a fantastic Mid Century Modern home, panoramic valley and city lights views and a sparkling pool – making it a True Entertainers Dream Home. Step inside and you will be greeted by beautiful custom front doors, tile entry, and dual sided fireplace in the living room and dining area, and a wall of windows overlooking the views. A light filled kitchen features a large center island, solid surface counter tops, tons of counter and cabinet space, stainless steel appliances and a great breakfast area with even more views! The primary suite has his & her closets, sliding glass door to the exterior and a remodeled private en suite bathroom with custom walk-in shower and large vanity. Secondary bedrooms are ample sized and on the lower level the 4th bedroom can be a great flex space and used as a family room, home office, and more - the possibilities are endless. Additional amenities include: Dual pane windows, central air & heat, newer exterior paint and concrete driveway, 2 car covered parking, and security system. Located on a cul-de-sac street and just minutes to easy freeway access, shopping, parks and more.



Built in 1964

Essential Information

MLS® #	SR25118983
Price	\$1,045,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,810
Acres	0.37
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Robert Graf
Listing Office	RE/MAX One

Community Information

Address	13201 Harding Street
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

Amenities

Utilities	Sewer Connected
Parking	Driveway, Detached Carport, Electric Gate
Garages	Driveway, Detached Carport, Electric Gate
View	City Lights, Hills, Panoramic
Has Pool	Yes
Pool	In Ground, Private
Security	Smoke Detector(s), Security Gate, Security System

Exterior

Lot Description	Front Yard, Back Yard
Windows	Double Pane Windows, Blinds

Interior

Interior	Carpet, Tile
Interior Features	Recessed Lighting, Primary Suite, Breakfast Area, Storage

Appliances	Dishwasher, Electric Oven, Range Hood, Convection Oven, Gas Cooktop, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, See Through, Dining Room, Multi-Sided
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	May 29th, 2025
Days on Market	55
Zoning	LARA
Short Sale	N
RE / Bank Owned	N

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