

# **\$699,950 - 22622 Aguadero Place, Saugus**

MLS® #SR25127581

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## **\$699,950**

3 Bedroom, 2.00 Bathroom, 1,292 sqft  
Residential on 0 Acres

Bonelli (BONL), Saugus,

Donâ€™t miss this fantastic SINGLE-STORY opportunity tucked away on a quiet cul-de-sac in the heart of Saugus! This home has charming curb appealâ€”featuring mature shade trees, brick planter boxes, and a decorative dry creek bed with an arched bridge. Step inside to find warm hardwood floors throughout and an open-concept living area complete with a cozy brick fireplace plus sliding glass doors that fill the space with natural light and lead to the backyard. The dining area flows into the kitchen, offering plenty of cabinet space, granite and butcher block counters, a custom vent hood, plus a coffee nook with backyard views. A garden bay window over the sink is perfect for fresh herbs, flowers, or simply letting the California sunshine in! The primary suite features elegant wainscoting, a generous closet and an ensuite bathroom. Two additional bedrooms are well-sized with closet space. Step outside to a breezeway-style covered patioâ€”open-air yet shaded, making it the ideal space for entertaining or relaxing. The backyard offers multi-level outdoor living, with a large lower patio and a raised upper terrace perfect for a play area, garden beds, or your custom retreat. Attached 2-car garage. NO HOA, NO Mello-Roos, close to schools, shopping, dining, and more! A true opportunity to create your dream home in one of Saugusâ€™s most beloved neighborhoods!



Built in 1959

## Essential Information

MLS® #	SR25127581
Price	\$699,950
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,292
Acres	0.21
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kathy Watterson
Listing Office	RE/MAX of Santa Clarita

## Community Information

Address	22622 Aguadero Place
Area	BOUQ - Bouquet Canyon
Subdivision	Bonelli (BONL)
City	Saugus
County	Los Angeles
Zip Code	91350

## Amenities

Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Neighborhood
Pool	None

## Exterior

Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn
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## Interior

Interior Features	All Bedrooms Down, Ceiling Fan(s), Open Floorplan, Paneling/Wainscoting, Recessed Lighting
Appliances	Dishwasher, Range Hood, Gas Oven
Heating	Central

Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

### **School Information**

District	William S. Hart Union
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### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	16
Zoning	SCUR2
Short Sale	N
RE / Bank Owned	N

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