

# \$1,099,000 - 13906 Lexicon Avenue, Sylmar

MLS® #SR25129934

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## \$1,099,000

4 Bedroom, 3.00 Bathroom, 2,924 sqft  
Residential on 0 Acres

N/A, Sylmar,

Tucked away on a peaceful cul-de-sac, this beautifully updated pool home offers the perfect mix of comfort, space, and outdoor living. Built in 2002 and filled with natural light, the home features high ceilings in the formal living and dining rooms, plus an open concept kitchen and family room that's perfect for gathering and relaxing. Upstairs, you'll find a spacious loft ideal as a second family room, play space, or home office and vinyl plank flooring throughout for a clean, modern feel. The primary suite is a true retreat, with stunning mountain views and a spa like bath. Two additional bedrooms and a full bath are upstairs, while the fourth bedroom is downstairs adjacent to a full guest bath perfect for guests or in laws. There's also a large laundry room with ample storage and direct access to the attached three-car garage. Step outside and enjoy your backyard featuring a recently replastered pool with a tranquil waterfall and new lighting. Whether you're taking a dip, lounging under the covered patio, or planting in the garden, it's a perfect setup for sunny days and relaxing evenings. Plus, you're conveniently located near both Veterans Park and El Cariso Park—great for weekend picnics, sports, and outdoor fun. This is a home that truly has it all comfort, convenience, and the kind of backyard you'll never want to leave.

Built in 2002



## Essential Information

MLS® #	SR25129934
Price	\$1,099,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,924
Acres	0.17
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Carl Torres
Listing Office	Pinnacle Estate Properties

## Community Information

Address	13906 Lexicon Avenue
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

## Amenities

Utilities	Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Direct Access, Driveway, Garage Faces Front, Garage
# of Garages	3
Garages	Direct Access, Driveway, Garage Faces Front, Garage
View	Hills
Has Pool	Yes
Pool	In Ground, Private, Waterfall

## Exterior

Exterior	Copper Plumbing
Lot Description	Cul-De-Sac, Yard
Windows	Plantation Shutters
Construction	Copper Plumbing

## Interior

Interior	Vinyl, Stone
Interior Features	Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Open Floorplan, Recessed Lighting, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Cathedral Ceiling(s), Loft
Appliances	Gas Cooktop, Gas Oven, Gas Range, Microwave, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas Starter
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	June 19th, 2025
Days on Market	8
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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