

\$989,000 - 13815 Lexicon Avenue, Sylmar

MLS® #SR25132009

\$989,000

4 Bedroom, 3.00 Bathroom, 2,246 sqft
Residential on 0 Acres

N/A, Sylmar,

Welcome to this charming and well-maintained single-story home in foothills of Sylmar. Located on a quiet tree lined street with beautiful curb appeal. True pride of ownerships shows throughout this gorgeous home. The expansive floor plan features 4 bedrooms and 3 bathrooms, with gleaming wood flooring throughout and a spacious primary suite with high ceilings, a walk-in closet, and a private bath. The living room opens up to the kitchen, creating a seamless flow for everyday living. The kitchen is updated with granite countertops and offers plenty of space to cook and gather. Central air conditioning and dual paned windows offer year round comfort. Additional interior highlights include recessed lighting, ceiling fans, and granite counters. Step outside to a spacious backyard that features a large grassy area and a covered patio complete with recessed lighting and a ceiling fan great for relaxing and those summer nights. A bonus shed offers a great space for a sewing room, office, or creative studio. Located near parks, freeways, and a local college, this home combines comfort, convenience, and potential. Donâ€™t miss your chance to make it yours!



Built in 1956

Essential Information

MLS® #	SR25132009
Price	\$989,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,246
Acres	0.21
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Carl Torres
Listing Office	Pinnacle Estate Properties

Community Information

Address	13815 Lexicon Avenue
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

Amenities

Parking Spaces	2
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
View	None
Pool	None

Exterior

Lot Description	Back Yard, Front Yard, Landscaped
Roof	Composition

Interior

Interior Features	Ceiling Fan(s), Granite Counters, Open Floorplan, Recessed Lighting, All Bedrooms Down, Primary Suite, Walk-In Closet(s), Workshop
Appliances	Disposal, Gas Oven, Gas Water Heater, Water Heater, Gas Cooktop, Gas Range
Heating	Central
Cooling	Central Air

Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	June 12th, 2025
Days on Market	12
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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