

# **\$3,500 - 13027 Herrick Avenue, Sylmar**

MLS® #SR25132124

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## **\$3,500**

3 Bedroom, 2.00 Bathroom, 1,200 sqft  
Residential Lease on 0 Acres

N/A, Sylmar,

Welcome to your brand-new home in the heart of Sylmar!

This newly constructed 1,200 sq. ft. ADU offers modern living with an open floor plan, thoughtfully designed for comfort and convenience. Located near major freeways including the 210, 405, 118, and 5, and just minutes from public transportation, shopping centers, schools, Mission College, and Olive View Hospital – everything you need is within easy reach.

Step into a bright and spacious kitchen featuring quartz countertops, stainless steel appliances, and ample cabinet space, perfect for everyday living and entertaining.

Enjoy enhanced privacy in the right wing of the home, where the master suite offers a generously sized walk-in closet and a sleek, modern en-suite bathroom complete with contemporary tile walls, frameless glass shower doors, and elegant flooring.

On the opposite wing, you'll find two additional spacious bedrooms and a stylish hallway bathroom, all finished with modern touches and quality materials.

Don't miss the opportunity to live in this beautifully designed, move-in ready home in one of Sylmar's most convenient locations!



Built in 2025

Essential Information

MLS® #	SR25132124
Price	\$3,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	0.13
Year Built	2025
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Custom
Status	Closed
Listing Agent	Juliana Aguilar-avila
Listing Office	Vision Realty & Associates, Inc.

Community Information

Address	13027 Herrick Avenue
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

Amenities

Utilities	Electricity Connected, See Remarks, Water Connected
Parking Spaces	1
Parking	Assigned, Concrete, Driveway, Electric Gate
Garages	Assigned, Concrete, Driveway, Electric Gate
View	None
Pool	None

Exterior

Exterior	Stucco
Lot Description	Near Public Transit, Rectangular Lot
Roof	Shingle
Construction	Stucco

## Interior

Interior	Laminate, Tile
Interior Features	All Bedrooms Down, Open Floorplan
Appliances	Dishwasher, Electric Range, Tankless Water Heater
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	June 11th, 2025
Days on Market	67
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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