

\$1,399,000 - 13171 13169 Phillippi Avenue, Sylmar

MLS® #SR25132491

\$1,399,000

7 Bedroom, 4.00 Bathroom, 3,280 sqft

Residential on 0 Acres

N/A, Sylmar,

Rare opportunity to own Two Homes on one huge lot located in a desirable Sylmar neighborhood. Main home features 4 bedrooms and 1.5 baths with just under 2000 sqft of living space, large living room with double sided fireplace, dining room opens to the large kitchen with updated stainless steel appliances, freshly painted inside and out, entertainers cover patio and a large private back yard. The separate newly build gated ADU feels like a completely separate home with its own private back yard. Featuring 3 bedrooms, 2 baths, high ceilings, laminate flooring throughout, tankless water heater, electric vehicle charger and paid solar.

Additional features include new vinyl face in the front house, new front landscaping, quite cul-de-sac street, room to add a third ADU W/SB9 (buyers to verify), just minutes to Sylmar park featuring a soccer field, basketball and tennis courts and so much more.



Built in 1964

Essential Information

MLS® # SR25132491

Price \$1,399,000

Bedrooms 7

Bathrooms 4.00

Full Baths 4

Square Footage 3,280

Acres 0.44

Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Gary Keshishyan
Listing Office	Pinnacle Estate Properties

Community Information

Address	13171 13169 Phillippi Avenue
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	2
Parking	Driveway
# of Garages	2
Garages	Driveway
View	Neighborhood
Pool	None

Exterior

Exterior	Drywall, Stucco
Exterior Features	Lighting
Lot Description	Back Yard, Front Yard, Street Level
Roof	Shingle
Construction	Drywall, Stucco
Foundation	Slab

Interior

Interior	Laminate
Interior Features	All Bedrooms Down
Appliances	Dishwasher, Gas Range, Microwave, Water Heater
Heating	Central
Cooling	Central Air

Fireplace	Yes
Fireplaces	Family Room, Multi-Sided
# 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	40
Zoning	LARA
Short Sale	N
RE / Bank Owned	N

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