

# **\$474,900 - 26817 Oak Branch Circle, Newhall**

MLS® #SR25139318

---

## **\$474,900**

2 Bedroom, 2.00 Bathroom, 1,150 sqft  
Residential on 13 Acres

Friendly Valley (FRV), Newhall,

Welcome to 26817 Oak Branch Circle, a well-maintained 2-bedroom, 2-bath home located in the highly sought-after 55+ community of Friendly Valley. This desirable floor plan features an abundance of natural light, laminate plank flooring, recessed lighting, and a rock-accented corner fireplace in the living room. The kitchen includes ample cabinetry, updated countertops, a double sink, built-in appliances, and a window overlooking the private enclosed patio with a mountain view ideal for entertaining or enjoying quiet outdoor time. A separate dining area includes a butlers pantry, ceiling fan, and mirrored accent wall. The primary suite offers double-door entry, two wall-to-wall closets, recessed lighting, and an updated en-suite with walk-in shower. The secondary bedroom provides direct access to the enclosed atrium perfect for an office, guest room, or flex space. The full bathroom has been fully remodeled with modern finishes. Additional features include washer/dryer hookups, a one-car garage with attic access for extra storage, and central HVAC. Residents of Friendly Valley enjoy access to 9-hole and 18-hole golf courses, a renovated pool and spa, 24-hour security, sport courts, clubhouse facilities, fitness center, hobby rooms, and more. Conveniently located near shopping, dining, Costco, and freeway access. This move-in ready home offers comfort, convenience, and the lifestyle youve been looking for.



Built in 1966

## Essential Information

MLS® #	SR25139318
Price	\$474,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,150
Acres	12.93
Year Built	1966
Type	Residential
Sub-Type	Townhouse
Style	Traditional
Status	Closed
Listing Agent	Laura Coffey
Listing Office	Real Broker

## Community Information

Address	26817 Oak Branch Circle
Area	NEW4 - Newhall 4
Subdivision	Friendly Valley (FRV)
City	Newhall
County	Los Angeles
Zip Code	91321

## Amenities

Amenities	Call for Rules, Clubhouse, Controlled Access, Golf Course, Guard, Maintenance Grounds, Management, Meeting/Banquet/Party Room, Other, Pool, Security, Sport Court, Tennis Court(s)
Utilities	Electricity Connected, Sewer Connected, Water Connected, Phone Available
Parking Spaces	2
Parking	Door-Single, Driveway, Garage
# of Garages	1
Garages	Door-Single, Driveway, Garage
View	Mountain(s), Neighborhood
Has Pool	Yes
Pool	Association, Community
Security	Gated Community, Gated with Attendant, Gated with Guard, Smoke

Detector(s), 24 Hour Security

## Exterior

Exterior	Drywall, Stone
Exterior Features	Lighting, Rain Gutters
Lot Description	Sprinkler System
Windows	Atrium
Roof	Composition
Construction	Drywall, Stone
Foundation	Slab

## Interior

Interior	See Remarks
Interior Features	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Atrium, Recessed Lighting
Appliances	Dishwasher, Disposal, Gas Range, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	William S. Hart Union
----------	-----------------------

## Additional Information

Date Listed	May 30th, 2025
Days on Market	65
Zoning	SCUR3
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 3rd, 2026 at 3:20pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.