

# **\$275,000 - 20197 Canyon View Drive, Canyon Country**

MLS® #SR25139702

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## **\$275,000**

2 Bedroom, 2.00 Bathroom, 1,311 sqft  
Residential on 0 Acres

Canyon View Estates (CYVE), Canyon Country,

Welcome to this beautifully updated 2-bedroom, 2-bathroom home offering 1,311 square feet of comfortable living space. Enjoy fresh interior and exterior paint, brand-new luxury vinyl plank flooring, and plush new carpet in the bedrooms. The inviting living room features a cozy tile fireplace—perfect for relaxing evenings. The bright, functional kitchen includes white cabinetry, a central island, and classic tile flooring—ideal for both everyday use and entertaining. Step outside to a spacious grassy backyard with stunning mountain views, perfect for outdoor dining, relaxing, or play. Additional highlights include a new roof, direct-access 2-car garage and a layout designed for both style and convenience. This move-in ready home combines comfort, charm, and scenic surroundings—don't miss your chance to make it yours! This home is located in Canyon View Estates and has a current monthly land lease of \$1,886.22 per month which includes community amenities such as a 24 hour gate, usage of 2 pools and spa, 2 sport courts, and 2 play areas. Canyon View also offers a community clubhouse and RV storage. Home is located near parks, bike & walking paths, shopping & entertainment, and schools. Easy freeway and Metro-link access. Home is a must see! Please submit pre-approval along with proof of funds with offer. Buyer to verify all before close of escrow.



Built in 2001

## Essential Information

MLS® #	SR25139702
Price	\$275,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,311
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Megan Saputo
Listing Office	Coldwell Banker Realty

## Community Information

Address	20197 Canyon View Drive
Area	CAN1 - Canyon Country 1
Subdivision	Canyon View Estates (CYVE)
City	Canyon Country
County	Los Angeles
Zip Code	91351

## Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available
Parking Spaces	2
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
View	Mountain(s)
Has Pool	Yes
Pool	Community
Security	Gated with Guard

## Exterior

Lot Description	Back Yard, Front Yard
Roof	Composition

## Interior

Interior	Carpet, Vinyl
Interior Features	Cathedral Ceiling(s), High Ceilings
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

District	William S. Hart Union
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## Additional Information

Date Listed	June 21st, 2025
Days on Market	1
Short Sale	N
RE / Bank Owned	N

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