

# \$685,000 - 16948 Forrest Street, Canyon Country

MLS® #SR25142206

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## \$685,000

4 Bedroom, 2.00 Bathroom, 1,372 sqft  
Residential on 0 Acres

Custom Canyon Country 1 (CCAN1), Canyon Country

Step into distinction with this remarkable residence, showcasing a truly unique floorplan and exceptional style that set it apart from the ordinary. Far from the typical cookie-cutter tract home, this property blends thoughtful design, character, and charm—perfect for those seeking something special. Step into comfort and privacy with this beautifully upgraded home, featuring a welcoming front porch that overlooks your own enclosed yard—perfect for relaxing mornings or evening gatherings. Thoughtfully expanded, this residence now boasts four bedrooms and two bathrooms. The quant living area flows seamlessly into a functional kitchen equipped with a gas range, quartz countertop, upgraded cabinetry ideal for those who love to cook. Enjoy the tiled flooring in the living room and kitchen areas. There's a primary bedroom downstairs with fresh paint and added space.. steps from the amazing remodeled bathroom fully tiled and updated sink. Each bedroom comes complete with its own mini-split A/C system, ensuring personalized comfort year-round. Circular wood steps lead upstairs with vintage metal handrail to three more bedrooms and another updated bathroom. Upstairs bathroom remodeled with full tile surround, updated cabinet and sink and more! Other upgrades include recent paint inside and outside, roof approximately six years ago, full wood shutters on all windows and more! A rare detached two-car garage provides not only



secure parking but also includes a bonus rear storage area with a separate side entranceâ€”great for a workshop, hobby room, or extra storage. The extra-large driveway runs from the front yard to the garage, offering tons of space for additional vehicles, an RV. There's a rear patio area, storage under the house, and front yard landscaping. Save money with a flat/fixed water bill provided by local water district currently at incredibleÂ \$108.00 per month. No HOA. No Mello Roos. This is the one youâ€™ve been waiting forâ€”donâ€™t miss it!

Built in 1965

### Essential Information

MLS® #	SR25142206
Price	\$685,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,372
Acres	0.18
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Listing Agent	Errol Valladares
Listing Office	RE/MAX of Santa Clarita

### Community Information

Address	16948 Forrest Street
Area	CAN1 - Canyon Country 1
Subdivision	Custom Canyon Country 1 (CCAN1)
City	Canyon Country
County	Los Angeles
Zip Code	91351

## Amenities

Utilities	Natural Gas Connected
Parking Spaces	2
# of Garages	2
View	Hills
Pool	None

## Exterior

Lot Description	Back Yard, Front Yard
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## Interior

Interior Features	Bedroom on Main Level
Appliances	Gas Range
Heating	See Remarks
Cooling	See Remarks
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	William S. Hart Union
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## Additional Information

Date Listed	June 24th, 2025
Days on Market	37
Zoning	LCR3*
Short Sale	N
RE / Bank Owned	N

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