

# **\$785,000 - 13036 Kismet Avenue, Sylmar**

MLS® #SR25146638

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## **\$785,000**

3 Bedroom, 2.00 Bathroom, 1,288 sqft  
Residential on 0 Acres

N/A, Sylmar,

Welcome to 13036 Kismet Avenue a beautifully maintained single-story pool home nestled in a peaceful Sylmar neighborhood, just moments from L.A. Mission College, El Cariso Golf Course, SIBL Baseball Complex, public pool, and Harding Elementary School. This 3-bedroom, 2-bathroom gem offers the perfect blend of comfort, convenience, and pride of ownership. Situated on a gated lot with a private driveway, the home features thoughtful upgrades and inviting outdoor amenities ideal for both relaxation and entertaining. Step inside to discover an open and bright living space with recessed lighting throughout, adding warmth and ambiance both inside and out. The spacious layout is complemented by a newer HVAC system (approx. 4 years old) with central A/C, attic and gable fans for energy efficiency, and an upgraded hot water heater. The home has also been enhanced with copper plumbing, offering lasting peace of mind. Outside, the backyard transforms into your own private oasis complete with a sparkling pool with slide, patio cover, and ambient exterior lighting that makes for perfect evening gatherings. Whether you're hosting summer BBQs, relaxing poolside, or enjoying a morning coffee under the patio, this home delivers year-round California living at its finest. With excellent walkability to schools, community amenities, parks, and more, this is a rare opportunity to own a move-in-ready home in one of Sylmar's most accessible and desirable pockets. Don't



miss your chance to own this pride-filled property that's ready for its next chapter. Welcome home.

Built in 1963

**Essential Information**

MLS® #	SR25146638
Price	\$785,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,288
Acres	0.17
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Adrian Tan
Listing Office	RE/MAX of Santa Clarita

**Community Information**

Address	13036 Kismet Avenue
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

**Amenities**

Parking Spaces	2
# of Garages	2
Has Pool	Yes
Pool	Private

**Exterior**

Lot Description	Front Yard, Lawn
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**Interior**

Interior Features	All Bedrooms Down, Bedroom on Main Level, Main Level Primary
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	June 29th, 2025
Days on Market	11
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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