

# **\$280,000 - 317 Pine Canyon Drive, Frazier Park**

MLS® #SR25147783

**\$280,000**

2 Bedroom, 2.00 Bathroom, 1,232 sqft

Residential on 0 Acres

N/A, Frazier Park,

**CHARMING MOUNTAIN HOME IN A GREAT LOCATION!!** Come view this light and bright 2 bedroom, 1 1/2 bath home on a nice oversized lot. The main floor offers a sunny kitchen, dining area and spacious living room with a cozy fireplace. As you walk up the stairs you'll find a living area with cathedral ceiling and an office or play area that opens to a side balcony. Up the hallway is a full bath and 2 bedrooms. The first bedroom opens to a back balcony with a view of the terraced backyard and covered deck for intimate outdoor dining. The interior is freshly painted with beautiful stained glass on the front and side doors, plus a new tankless water heater. You're sure to enjoy the fully fenced yard with sliding gate and plenty of space to entertain and BBQ, plus there's even an upper private terrace area to enjoy the amazing views and stargazing! Large shed for storage or workshop. Located on a desirable paved street, and walking distance to the park, library and post office. Just 40 minutes from Santa Clarita and Bakersfield in a quaint mountain community where you can enjoy a slower paced lifestyle and 4 seasons of nature. It's a wonderful full-time home or weekend retreat!



Built in 1985

## **Essential Information**

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Price \$280,000

Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,232
Acres	0.17
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Laura Raymond
Listing Office	Frazier Mt.Real Estate

## Community Information

Address	317 Pine Canyon Drive
Area	FRZ - Frazier Park
Subdivision	N/A
City	Frazier Park
County	Kern
Zip Code	93225

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
View	Hills, Mountain(s), Neighborhood
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior	Laminate
Interior Features	All Bedrooms Up, Beamed Ceilings, Cathedral Ceiling(s), Ceiling Fan(s)
Appliances	Gas Range, Gas Cooktop, Tankless Water Heater
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

## District El Tejon Unified

## Additional Information

Date Listed July 1st, 2025

## Days on Market 3

Zoning R-1

Short Sale N

RE / Bank Owned N

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