

# **\$335,000 - 20060 Canyon View Drive, Canyon Country**

MLS® #SR25156676

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## **\$335,000**

3 Bedroom, 2.00 Bathroom, 1,752 sqft

Residential on 0 Acres

Canyon View Estates (CYVE), Canyon Country,

Beautifully upgraded 3-bedroom, 2-bath home located in the desirable Canyon View Estates, offering both privacy and modern updates. Positioned next to a corner lot with only one neighbor, this home features fresh interior and exterior paint, brand-new luxury vinyl plank flooring, and new carpet in the bedrooms. The open layout includes a spacious living area with a cozy fireplace, and a bright kitchen with a built-in desk, ample cabinetry, and a convenient bar-top for casual dining. Ceiling fans are installed throughout the home for year-round comfort. The primary suite is a true retreat with separate dual vanities, a soaking tub, a walk-in shower, and a large closet. A sliding door from the primary bedroom provides easy access to the covered patio and grassy backyard, ideal for relaxing or entertaining. Located within Canyon View Estates, the home carries a monthly land lease of \$1,649.09, which includes access to community amenities such as two pools and spa, sport courts, playgrounds, 24-hour gated security, clubhouse, and RV storage. Conveniently close to shopping, dining, schools, parks, and commuter routes. Don't miss the opportunity to own this updated, move-in ready home in a quiet and friendly community. Please submit pre-approval and proof of funds with your offer. Buyer to verify all information prior to close of escrow.



Built in 1999

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | SR25156676              |
| Price          | \$335,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,752                   |
| Acres          | 0.08                    |
| Year Built     | 1999                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Megan Saputo            |
| Listing Office | Coldwell Banker Realty  |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 20060 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        | Driveway, Garage, Direct Access                               |
| # of Garages   | 2   |
| Garages        | Driveway, Garage, Direct Access                               |
| View           | Neighborhood, None  |
| Has Pool       | Yes   |
| Pool           | Community   |
| Security       | Gated with Guard  |

## Exterior

|                 |                       |
|-----------------|-----------------------|
| Lot Description | Back Yard, Front Yard |
| Roof            | Composition           |

## Interior

|                   |  |
|-------------------|--|
| Interior          | Carpet, Vinyl  |
| Interior Features | Ceiling Fan(s), Cathedral Ceiling(s), Open Floorplan |
| 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 |
|----------|-----------------------|

## Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | July 11th, 2025 |
| Days on Market  | 9               |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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