

\$799,950 - 11849 Pierce Street, Sylmar

MLS® #SR25161386

\$799,950

3 Bedroom, 2.00 Bathroom, 1,242 sqft
Residential on 0 Acres

N/A, Sylmar,

Price Slashed \$60,000 - Motivated Seller!
Welcome to this updated single-story home in Sylmar, where value meets comfort and efficiency. The seller has already invested in costly upgrades so you can move in with peace of mind and lower monthly expenses. A good value compared to renting.

Major Upgrades = Buyer Savings

- New energy-efficient windows for lower utility bills

- Central A/C system for comfort and reliability

- Drought-tolerant landscaping • owner reports saving hundred\$ on DWP bills

- French doors for light and indoor/outdoor flow

- Upgraded tile bathrooms for a modern touch

- Bonus retreat ideal for home office, gym, or flex space

- Finished garage and updated fencing

- Quiet neighborhood close to 210 freeway, schools, and parks

Seller Incentives

- Seller is open to offering a credit to buy down your interest rate

- Ask about our preferred lender program for the best financing option

- Estimated Monthly Payments (PITI)

- Based on 80% loan-to-value mortgage (loan amount: \$639,960):

Seller may offer a credit to help buy down your interest rate • ask about our preferred lender program! BMO Financial Group - AJ Woodson



818-359-6536 CRA Mortgage Banker NMLS
2140714. Estimated Monthly Payments (PITI)
Based on 80% loan-to-value mortgage interest
rate â€” ask about our preferred lender (loan
amount: \$639,960):

Year	Interest Rate	Monthly P&I	Taxes
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	(1.2%)	Insurance	Total PITI
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Year 1	3.5%	\$2,874	\$800 \$225
		\$3,899	

Year 2	4.5%	\$3,243	\$800 \$225
		\$4,268	

Year 3	5.5%	\$3,634	\$800 \$225
		\$4,659	

Built in 1965

Essential Information

MLS® #	SR25161386
Price	\$799,950
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,242
Acres	0.17
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mel Wilson
Listing Office	Mel Wilson & Associates - Realtors

Community Information

Address	11849 Pierce Street
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

Amenities

Parking Spaces	2
Parking	Concrete, Driveway, Garage Faces Front
# of Garages	2
Garages	Concrete, Driveway, Garage Faces Front
View	None
Pool	None

Exterior

Exterior	Stucco
Lot Description	Front Yard
Windows	ENERGY STAR Qualified Windows, Bay Window(s)
Roof	Composition
Construction	Stucco
Foundation	Slab

Interior

Interior Features	All Bedrooms Down
Appliances	Electric Oven, Gas Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	July 17th, 2025
Days on Market	40
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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