

\$465,000 - 26862 Oak Branch Circle, Newhall

MLS® #SR25189737

\$465,000

2 Bedroom, 2.00 Bathroom, 1,135 sqft

Residential on 13 Acres

Friendly Valley (FRV), Newhall,

MOVE-IN READY 2 bed + 2 full bath home inside the beautiful, adult-only (ages 55+) GOLF community called Friendly Valley! This SINGLE-STORY home boasts of lovely wood-look laminate flooring and smooth ceilings with recessed lighting. There is a large skylight in the spacious living room which brings in tons of natural light and an easy flow from the living room to the kitchen and dining area is ideal for entertaining or simply for your own comfort. Adjacent to the living room is a fully enclosed sunroom for additional living space, complete with washer and dryer (which stay with the sale of the home) AND an attached additional room which can be used as an office, gym, hobby room, storage area, or? You name it, you've got room! The view from the back sunroom is beautiful, with no neighbors in sight. Just a pretty greenbelt/hillside view, which adds to the serenity of this lovely home. The kitchen has a nice sized pantry and plenty of counter space and all kitchen appliances stay with the sale. Two great sized bedrooms are at the front of the home, and the front patio is a wonderful place to sit and enjoy the peace-and-quiet that Friendly Valley is known for, while enjoying a morning coffee or an afternoon beverage. The front yard is maintained by the HOA so you get to enjoy the greenery of your front yard, and the little park-setting across the street, without having to maintain them yourself! Your HOA fee also includes a 24 hour/7 day guarded-gate, security patrol, roof and exterior



home maintenance, basic cable which includes many channels in the package, internet, trash collection, community pool, community spa, horseshoes, pickleball, a 9 hole executive golf course, 18 hole pitch-and-putt, lawn bowls, and rec rooms where you can enjoy card games, billiards, ceramics, wood-working, art classes and more. There are travel groups and fitness groups and even RV parking for a nominal yearly fee. Friendly Valley is a great place where you can be as active as you'd like or simply enjoy the quiet of your own home along with lovely greenbelts and golf courses when walking. And buyers, please NOTE that ANY/ALL furnishings can stay with the sale, making this one of the easiest moves you could ever enjoy! Don't miss out on this great home! Call today for your private tour.

Built in 1968

Essential Information

MLS® #	SR25189737
Price	\$465,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,135
Acres	12.93
Year Built	1968
Type	Residential
Sub-Type	Condominium
Style	Traditional
Status	Closed
Listing Agent	Lee Ann Bell
Listing Office	eXp Realty of Greater Los Angeles, Inc.

Community Information

Address 26862 Oak Branch Circle

Area	NEW4 - Newhall 4
Subdivision	Friendly Valley (FRV)
City	Newhall
County	Los Angeles
Zip Code	91321

Amenities

Amenities	Call for Rules, Clubhouse, Fitness Center, Golf Course, Maintenance Grounds, Pool, Spa/Hot Tub, Security, Trash, Cable TV, Billiard Room, Controlled Access, Game Room, Meeting/Banquet/Party Room, Meeting Room, Pet Restrictions, Picnic Area, Recreation Room, RV Parking
Parking Spaces	1
Parking	Garage, Garage Door Opener
# of Garages	1
Garages	Garage, Garage Door Opener
View	None
Has Pool	Yes
Pool	Community, Association
Security	Gated with Guard, 24 Hour Security

Interior

Interior Features	All Bedrooms Down
Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	William S. Hart Union
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Additional Information

Date Listed	September 4th, 2025
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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