

# \$1,995 - 13302 Beaver Street, Sylmar

MLS® #SR25191416

---

**\$1,995**

1 Bedroom, 1.00 Bathroom, 550 sqft

Residential Lease on 0 Acres

N/A, Sylmar,

**\*\*FOR LEASE\*\* NEWLY BUILT | MODERN FINISHES\*\***

Welcome to YOUR new dream home! Located in the heart of Sylmar in a highly sought after pocket, THIS IS ONE TO KEEP YOUR EYE ON! Upon arrival you will not only find that the home situated on a quiet street, but also in close proximity to local amenities, attractions, and much much more. Walking through your private entrance way you will find yourself in front yard; perfect for enjoying the perfect Sylmar sunshine, a nice read, etc. Upon arrival of the front door you will walk into your spacious, open floor plan living/dining room area fitted with hardwood floors, recessed lighting, and abundant natural lighting. Making your way into the kitchen area complimented with new stainless steel appliances, soft close cabinetry, and modern/updated countertops and backsplashes. Directly adjacent you will find your new wash/dryer setup with perfect convenience to your adjacent bedroom. Your primary bedroom is spacious, and fitted with its own direct bathroom complimented with a high end shower, oversized vanity, spacious mirror, and much much more. This home also includes its own spacious backyard, unique to the area! YOU WILL NOT FIND THIS ANYWHERE ELSE! HURRY, THIS WILL NOT LAST LONG! CALL ANTHONY AT (818) 620-1637 TO SCHEDULE A SHOWING TODAY!

Built in 2022



## Essential Information

MLS® #	SR25191416
Price	\$1,995
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	550
Acres	0.13
Year Built	2022
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	John Obara
Listing Office	Team John and Myrna

## Community Information

Address	13302 Beaver Street
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

## Amenities

Utilities	See Remarks
View	Neighborhood, Valley
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Back Yard, Lawn, Landscaped
Windows	Double Pane Windows
Roof	Shingle

## Interior

Interior Features	Eat-in Kitchen, Storage, Breakfast Bar, Open Floorplan, Quartz Counters, Recessed Lighting, Unfurnished
Appliances	Disposal, Microwave, Refrigerator, Water Heater, Dryer, Built-In Range
Cooling	Wall/Window Unit(s)

Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
----------	---------------------

### **Additional Information**

Date Listed	August 25th, 2025
Days on Market	52
Zoning	LARA
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 25th, 2026 at 4:56am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.