

# \$749,900 - 12031 Pierce Street, Sylmar

MLS® #SR25199117

**\$749,900**

3 Bedroom, 2.00 Bathroom, 1,254 sqft

Residential on 0 Acres

N/A, Sylmar,

Welcome to this beautifully maintained single-story home in the heart of Lake View Terrace. As you arrive, you're greeted by an expansive, low-maintenance landscaped front yard, enclosed by a covered porch that boasts curb appeal. Inside, natural light fills the open floor plan, featuring a spacious living room with recessed lighting and a stylish brick fireplace that seamlessly flows into the dining area—perfect for gatherings. The brand-new custom chef's kitchen is a true highlight, showcasing soft-close cabinetry, quartz countertops, stainless steel appliances, and direct access to the laundry room and garage for everyday convenience. The generously sized primary suite offers comfort and style with recessed lighting, sliding closet doors, and abundant natural light. Two additional bedrooms share a full hallway bathroom complete with a soaking tub/shower, vanity, custom tile, and elegant fixtures. Step outside to your private backyard retreat—an entertainer's dream with a large covered patio, lush landscaping, and mature fruit trees. Additional features include newer dual-pane windows throughout the whole home, newer furnace and water heater, fresh interior and exterior paint, modern hardware and fixtures, and a separate storage room, etc. Ideally located just minutes from Hansen Dam Recreation Area, enjoy access to hiking trails, swimming pool with waterslides, large lake divided into a swimming area with walk in beach/recreation area for non-powered



boating, sailing, and fishing, splash pad, sports courts and more! With the 210 freeway nearby, commuting is a breeze. Don't miss this fantastic gem—schedule your private showing today!

Built in 1965

## Essential Information

MLS® #	SR25199117
Price	\$749,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,254
Acres	0.17
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Spencer Salter
Listing Office	RE/MAX One

## Community Information

Address	12031 Pierce Street
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

## Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
Parking Spaces	2
Parking	Driveway, Garage, Door-Single
# of Garages	2
Garages	Driveway, Garage, Door-Single
View	Neighborhood

Pool None

## Exterior

Exterior Stucco  
Lot Description Front Yard, ZeroToOneUnitAcre  
Windows Double Pane Windows  
Roof Composition  
Construction Stucco

## Interior

Interior Tile  
Interior Features Breakfast Bar, Built-in Features, Separate/Formal Dining Room, Quartz Counters, Recessed Lighting, Storage, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite  
Appliances Dishwasher, Gas Oven, Gas Range, Gas Water Heater  
Heating Central  
Cooling Central Air  
Fireplace Yes  
Fireplaces Living Room  
# of Stories 1  
Stories One

## School Information

District Los Angeles Unified

## Additional Information

Date Listed September 4th, 2025  
Days on Market 6  
Zoning LARS  
Short Sale N  
RE / Bank Owned N

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