

\$315,000 - 20033 Emerald Creek Drive, Canyon Country

MLS® #SR25199939

\$315,000

3 Bedroom, 2.00 Bathroom, 1,482 sqft
Residential on 0 Acres

Canyon View Estates (CYVE), Canyon Country,

Back on the Market. Buyer could not perform. With one of the lowest land lease amounts in the community, this home is not only stylish and functional but also a fantastic value.

Welcome to this charming 3-bedroom, 2-bathroom home spanning 1,482 square feet, where modern upgrades meet everyday comfort! The home features recently serviced A/C, heater system, and air ducts and has been thoughtfully updated throughout. Step into a bright and inviting interior with newer laminate plank flooring in the main areas and upgraded carpet in the bedrooms—both installed approximately one year ago. The kitchen showcases beautifully refinished cabinets and upgraded stainless steel appliances, including a built-in microwave and refrigerator. Enjoy meals in the bay window dining nook, offering a cozy and light-filled space. The home has also been fully re-plumbed with copper piping, and the guest bathroom has been completely remodeled with fresh, modern finishes. The open-concept living room features a warm and welcoming fireplace, creating an ideal space for gathering. Ceiling fans in the living room and primary bedroom provide additional comfort. The primary suite includes an en suite bathroom and an elegant French door leading directly to the backyard, while the front entrance is enhanced with a stylish glass storm door. Step outside into a private backyard retreat featuring a patio slab with a cover, a charming couch swing, mature trees,



garden planters, and a grassy area complemented by a tranquil horsetail garden. A direct access two-car garage completes the package with ample parking and storage. This home is located in Canyon View Estates and has a current monthly land lease of \$1,559.04 per month which includes community amenities such as a 24 hour gate, usage of 2 pools and spa, 2 sport courts, and 2 play areas. Canyon View also offers a community clubhouse and RV storage. Home is located near parks, bike & walking paths, shopping & entertainment, and schools. Easy freeway and Metro-link access. Home is a must see! Please submit pre-approval along with proof of funds with offer. Buyer to verify all before close of escrow. Welcome home!

Don't miss out on this beautifully updated, move-in-ready home offering comfort, charm, and smart upgrades throughout!

Built in 2002

Essential Information

MLS® #	SR25199939
Price	\$315,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,482
Acres	0.08
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Megan Saputo
Listing Office	Coldwell Banker Realty

Community Information

Address	20033 Emerald Creek 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	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
View	Neighborhood, None
Has Pool	Yes
Pool	Community
Security	Gated with Guard

Exterior

Exterior	Copper Plumbing
Lot Description	Back Yard, Front Yard
Roof	Composition
Construction	Copper Plumbing

Interior

Interior	Carpet, Laminate
Interior Features	Ceiling Fan(s), Cathedral Ceiling(s), Open Floorplan
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# 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	131

Short Sale N

RE / Bank Owned N

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