

\$809,000 - 15628 Meadow Drive, Canyon Country

MLS® #SR25216138

\$809,000

3 Bedroom, 3.00 Bathroom, 1,675 sqft
Residential on 4 Acres

Amer. Beauty Meadows (ABMD), Canyon Country,

If you would like to own one of the most beautiful homes ever offered for sale in the wonderful "American Beauty Meadows" community, this is it! Note: the solar system is paid for! From the exquisite decor, the top-of-the line upgrades, the fabulous entertainer's backyard, to the scenic mountain views, this home is truly stunning! This two story home has lovely exterior appeal with professional landscaping, which is maintained by the HOA. The interior has a well designed floor plan with an elegant formal living room with vaulted ceilings, wood plank tiled flooring, custom shutters, and an adjoining formal dining area. The family room includes a beautiful fireplace with a custom surround made of natural "Quartzite" stone, along with wood plank tiled floors and indirect lighting. In the family room, you will also find a custom built-in work station/office with quality cabinets, a "Quartzite" desk top and a custom bar/eating area with a matching stone top. The outstanding remodeled kitchen has top quality cabinets and appliances, wood plank tiled floors, and custom "Quartzite" counter tops. Downstairs, there is also a lovely remodeled half bathroom and direct access to the two car garage. Upstairs, there is a fabulous master bedroom suite, two additional bedrooms, and a beautifully remodeled full bathroom. The spacious master suite has vaulted ceilings, a gorgeous remodeled bathroom with double sinks, a stylish tiled shower, and a large balcony with a beautiful mountain view and



access to the pool from the spiral staircase.
Note: there are wood plank tiled floors in all 3 bedrooms and the hallway. Outside, the backyard is fantastic, featuring a swim-spa and a separate spa, with a great custom deck, a built-in BBQ/kitchen, stuccoed block-wall fencing, and much more! Plus: a "paid for" solar system, copper plumbing, upgraded electrical panel, shutters through-out, except the master shower window, double pane windows, and much more! The community amenities include pools, a spa, and tennis courts close by. Enjoy a short trip to the serene Oak Spring Park for a picnic with your family and friends and don't miss the baseball diamond at the north end of Marilyn Dr. Also close by, is the newest shopping complex in the community, featuring Sprouts Market, Starbucks, Chipotle, and many other restaurants. And access to the 14 freeway is very close by for your commute, and there are also wonderful schools nearby. Hurry, this one will not last long!

Built in 1989

Essential Information

MLS® #	SR25216138
Price	\$809,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,675
Acres	3.88
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Joel Mayberry

Listing Office Keller Williams VIP Properties

Community Information

Address 15628 Meadow Drive
Area CAN2 - Canyon Country 2
Subdivision Amer. Beauty Meadows (ABMD)
City Canyon Country
County Los Angeles
Zip Code 91387

Amenities

Amenities Pool, Spa/Hot Tub, Tennis Court(s)
Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces 2
Parking Driveway, Garage, Door-Multi, Garage Door Opener, Garage Faces Front
of Garages 2
Garages Driveway, Garage, Door-Multi, Garage Door Opener, Garage Faces Front
View Mountain(s)
Has Pool Yes
Pool None, Association

Exterior

Exterior Frame, Stucco
Lot Description Front Yard, Landscaped, Sprinklers In Front
Windows Double Pane Windows
Roof Tile
Construction Frame, Stucco
Foundation Slab

Interior

Interior Tile
Interior Features All Bedrooms Up, Balcony, Built-in Features, High Ceilings, Quartz Counters, Recessed Lighting
Appliances Dishwasher, Disposal, Gas Oven, Gas Range
Heating Forced Air
Cooling Central Air
Fireplace Yes
Fireplaces Family Room

# of Stories	2
Stories	Two

School Information

District	William S. Hart Union
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Additional Information

Date Listed	September 13th, 2025
Days on Market	23
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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