

# **\$975,000 - 25402 Via Escovar, Valencia**

MLS® #SR25217233

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## **\$975,000**

5 Bedroom, 3.00 Bathroom, 2,327 sqft  
Residential on 0 Acres

Valencia Hills (VLHL), Valencia,

Welcome to your next forever home with PAID-OFF SOLAR! Nestled in the beautiful Valencia Hills, this stunning 5-bedroom, 3 full bath residence has a true 3-car garage, copper plumbing throughout, and one bed and full bathroom downstairs with a walk-in shower. Sitting on an expansive corner lot tucked into a cul-de sac, this home has 360 degree landscaping. As you step up to your porch and open the double door entry, you are welcomed by the vaulted ceiling foyer that opens to the living room, surrounded by windows, an oversized glass slider door, and a formal fireplace. From the heart of the home is the beautifully designed chef's kitchen! Complete with the granite island that everyone dreams of, long granite countertops, and gorgeous wood cabinetry. From here you can unwind in the generous family room, which features a second fireplace, a formal wet bar, and floor-to-ceiling wrap-around built-in bookshelves, a true refuge and book lover's haven. From the expansive windows that frame breathtaking views of the lush backyard, every inch of this property is built for comfort, elegance, and connection. Where should you sit for dinner? Take your pick between the separate formal dining room, the kitchen table by the family room, or simply step through the french doors to your backyard under the gazebo. Upstairs you will find the primary bedroom with ensuite bathroom, the other three secondary bedrooms, and the third full bathroom. A list of the expensive upgrades



for this home includes the following in the last 3-6 years: New roof, new AC & heater + attic insulation, new tankless water heater, new upgraded electrical panel, a Tesla charger in garage, AND paid-off SOLAR PANELS (seller has not been charged electricity since installation, in fact, he has a credit of \$600.) Valencia Hills HOA is one of the most affordable in all of SCV at \$42 a month with resort style amenities: huge lap pool, spa, clubhouse, tennis courts, pickleball court, basketball court, parks and access to all of the walking paseos in Valencia. This is the home thatâ€™s hosted holiday dinners, laughter-filled celebrations, and quiet mornings with coffee as sunlight streams through every window. More than just a house, itâ€™s a place where traditions and cherished memories are made. Now, itâ€™s ready for its next chapter.

Built in 1970

**Essential Information**

MLS® #	SR25217233
Price	\$975,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,327
Acres	0.15
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Lauren Corney
Listing Office	NextHome Real Estate Rockstars

**Community Information**

Address	25402 Via Escovar
Area	VAL1 - Valencia 1

Subdivision	Valencia Hills (VLHL)
City	Valencia
County	Los Angeles
Zip Code	91355

## Amenities

Amenities	Clubhouse, Other Courts, Pickleball, Picnic Area, Pool, Spa/Hot Tub, Tennis Court(s), Trail(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Direct Access, Garage
# of Garages	3
Garages	Direct Access, Garage
View	Neighborhood, Park/Greenbelt, Trees/Woods
Has Pool	Yes
Pool	Association, Community
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Copper Plumbing
Exterior Features	Rain Gutters
Lot Description	Cul-De-Sac, Sprinklers In Front, ZeroToOneUnitAcre
Windows	Double Pane Windows, Plantation Shutters
Roof	Shingle
Construction	Copper Plumbing
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Bar, Block Walls, Built-in Features, Ceiling Fan(s), Eat-in Kitchen, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Separate/Formal Dining Room, Walk-In Closet(s)
Appliances	Dishwasher, Double Oven, Gas Range, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Wood Burning
# of Stories	2

Stories                      Two

**School Information**

District                      William S. Hart Union

**Additional Information**

Date Listed                      September 14th, 2025  
Days on Market                      27  
Zoning                      SCUR2  
Short Sale                      N  
RE / Bank Owned                      N

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