

# **\$800,000 - 11715 Garrick Avenue, Sylmar**

MLS® #SR25219930

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## **\$800,000**

3 Bedroom, 2.00 Bathroom, 1,132 sqft  
Residential on 0 Acres

N/A, Sylmar,

Welcome to 11715 Garrick Ave. - A Stylish, Move-In Ready Home with Stunning Mountain Views. Tucked away at the end of a quiet cul-de-sac, this beautifully updated single-story home sits on an expansive 10,000+ sq. ft. lot, offering the perfect blend of style, comfort, and outdoor entertaining space. Featuring 3 bedrooms and 2 bathrooms, the home boasts a light-filled open floor plan with vaulted ceilings, recessed lighting, gleaming wood laminate floors, dual pane windows, and a cozy fireplace that anchors the inviting living room. The stunning kitchen is a chef's dream, complete with sleek quartz countertops, stainless steel appliances, an abundance of cabinetry, and a convenient breakfast bar that flows seamlessly into the dining area. The spacious primary suite includes a private bath, vaulted ceiling, generous closet space, and a sliding glass door that opens to the backyard. Step outside to your private entertainer's paradise - a beautifully landscaped backyard featuring a large patio, a covered cabana-style dining area with ceiling fan, multiple fruit trees, and plenty of room to relax or host guests. Additional highlights include: Central air and heat, Nest thermostat & Ring security system, direct-access 2-car garage with large driveway with ample parking, and low-maintenance landscaping. This home is truly a rare find - offering comfort, and convenience, all in a desirable neighborhood. Don't miss your opportunity to make it yours!



Built in 1985

**Essential Information**

MLS® #	SR25219930
Price	\$800,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,132
Acres	0.23
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Robert Graf
Listing Office	RE/MAX One

**Community Information**

Address	11715 Garrick Avenue
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

**Amenities**

Parking Spaces	2
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
View	Hills
Pool	None
Security	Smoke Detector(s)

**Exterior**

Lot Description	Back Yard, Front Yard, Cul-De-Sac
Windows	Double Pane Windows

**Interior**

Interior	Tile, Laminate
Interior Features	Breakfast Bar, Open Floorplan, Quartz Counters, Recessed Lighting, Primary Suite, High Ceilings
Appliances	Dishwasher, Gas Range, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	September 18th, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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