

# **\$899,999 - 11849 Kathyann Street, Sylmar**

MLS® #SR25242549

---

## **\$899,999**

3 Bedroom, 3.00 Bathroom, 1,848 sqft  
Residential on 0 Acres

N/A, Sylmar,

The perfect place to call home!!!

This beautiful two-story home is nestled in the foothills of Lakeview Terrace. As you enter through the front door, you are greeted by vaulted ceilings that create a grand and inviting atmosphere. The bright and open interior welcomes you with an elegant flow, with easy movement between the formal living room, formal dining room, and the separate family room, which offers a cozy fireplace with a gorgeous downstairs custom design bathroom nearby. Newer vinyl plank flooring throughout the downstairs. The recently remodeled showstopping kitchen presents striking quartz countertops, a farmhouse sink, custom cabinetry, a newer garden window, and stainless-steel appliances—all surrounding the stand-out center island. The airy primary upstairs suite, with stunning mountain views, boasts double entry doors, an ensuite with dual sinks, an oversized separate shower, and tub with a walk-in closet. The two sizable bedrooms, which are generously separated from the primary suite, share a completely remodeled full hall bathroom. The backyard impresses, with plenty of space to entertain or just relax with a raised deck and custom firepit, while surrounded by tasteful landscaping. The property has a newer roof and newer windows. Blending style, comfort, and functionality. This home is truly move-in ready!! Convenience and value in this well-sought-after Lakeview Terrace location. Don't miss your opportunity to make this



dream property your own!! Make an appointment to view today!!!!

Built in 1992

### Essential Information

MLS® #	SR25242549
Price	\$899,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,848
Acres	0.13
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Pansie Gayton
Listing Office	Stanfles Realty

### Community Information

Address	11849 Kathyann Street
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

### Amenities

Utilities	Cable Connected, Electricity Connected, Sewer Connected, Water Connected, Phone Connected
Parking Spaces	2
Parking	Garage Faces Front, Garage, Garage Door Opener, Direct Access
# of Garages	2
Garages	Garage Faces Front, Garage, Garage Door Opener, Direct Access
View	Mountain(s)

Pool	None
Security	Smoke Detector(s), Prewired

## Exterior

Exterior	Stucco, Wood Siding, Vinyl Siding
Exterior Features	Rain Gutters, Fire Pit, Lighting
Lot Description	ZeroToOneUnitAcre, Sprinklers Timer, Sprinkler System, Back Yard, Front Yard, Landscaped, Lawn, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Walkstreet, Yard
Windows	Garden Window(s), Screens, Wood Frames
Roof	Composition, Shingle
Construction	Stucco, Wood Siding, Vinyl Siding
Foundation	Slab

## Interior

Interior	Carpet, Vinyl
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Pantry, Recessed Lighting, Storage, All Bedrooms Up, Attic, Eat-in Kitchen, Open Floorplan, Phone System, Primary Suite, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Microwave, Refrigerator, Self Cleaning Oven, Water To Refrigerator, Water Heater
Heating	Central, Fireplace(s), Electric
Cooling	Central Air, Electric, Attic Fan
Fireplace	Yes
Fireplaces	Gas Starter, Family Room, Free Standing
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
----------	---------------------

## Additional Information

Date Listed	October 14th, 2025
Days on Market	132
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 21st, 2026 at 10:45am PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing

Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.