

# \$999,999 - 14594 Lyle Street, Sylmar

MLS® #SR25248740

**\$999,999**

5 Bedroom, 5.00 Bathroom, 2,175 sqft

Residential on 0 Acres

N/A, Sylmar,

A rare opportunity with a BRAND-NEW, FULLY PERMITTED ADU built in 2025 and SOLAR PANELS on both the main home and the ADU. A TOTAL 5 BEDROOMS AND 4.5 BATHROOMS! Perfect for rental income, multigenerational living, or guest housing, this property combines functionality, efficiency and privacy in one turnkey package. The updated main house offers 3 bedrooms and 2 bathrooms with modern curb appeal that includes contemporary fencing, a gated driveway, artificial lawn, paver walkway and driveway, colorful landscaping, a covered porch, mature shade tree and rain gutters. Inside, you'll find fresh paint, newer dual pane windows, 6-panel doors, a high-efficiency HVAC system with mini split A/C and a tankless water heater. The family room features a pitched ceiling, tile floors and modern lighting. The kitchen includes quartz countertops, ceiling-height cabinetry, mosaic tile backsplash, soft-close drawers and doors, a stainless 5-burner gas range with hood, stainless undermount sink and a French door that opens to the backyard. The dining area flows easily from the kitchen. The primary suite features luxury vinyl flooring, and an en suite bathroom with a custom glass-enclosed tiled shower. Two guest bedrooms and a remodeled guest bathroom with a frameless glass shower complete the layout. The backyard offers a covered patio with ceiling fan, fruit and shade trees and vinyl fencing. The NEW ADU features 2 bedrooms and 2.5



bathrooms with its own private front and back yards and separate entry. The open floor plan includes recessed lighting, natural light, tile floors and a stylish kitchen with quartz counters, ceiling-height cabinetry, full custom tile backsplash, Samsung® induction range, dishwasher, stainless undermount sink, pull-down faucet and island with breakfast bar. There are TWO PRIVATE PRIMARY SUITES, each with its own bathroom—one with a tub/shower combo and the other with a glass step-in shower. A powder room, laundry area, frameless glass stair panels, dual pane windows, 6-panel doors, separate water meter and a multizone high-efficiency heat pump add convenience and value. Located minutes from shopping, dining and freeway access, this property checks boxes for flexibility, efficiency and long-term appeal.

Built in 1952

## Essential Information

MLS® #	SR25248740
Price	\$999,999
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,175
Acres	0.16
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jim Sandoval
Listing Office	Park Regency Realty

## Community Information

Address 14594 Lyle Street

Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

## Amenities

Parking	Driveway
Garages	Driveway
View	None
Pool	None

## Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard
Windows	Double Pane Windows, Screens

## Interior

Interior	Tile, Vinyl
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, All Bedrooms Up, All Bedrooms Down, Main Level Primary, Primary Suite, Beamed Ceilings, Built-in Features, Ceiling Fan(s), High Ceilings, Multiple Primary Suites, Unfurnished
Appliances	Dishwasher, Gas Range, Electric Range, Range Hood, Self Cleaning Oven, Tankless Water Heater
Heating	Central, Forced Air, Heat Pump, High Efficiency, See Remarks
Cooling	Central Air, High Efficiency, Heat Pump, See Remarks
Fireplaces	None
# of Stories	1
Stories	One

## School Information

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

## Additional Information

Date Listed	October 28th, 2025
Days on Market	51
Short Sale	N
RE / Bank Owned	N

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.