## Residential For Sale

4,134 Sqft - 25843 Shady OakLane, Valencia, California, 91381









| -  |     | -    |        |    |
|----|-----|------|--------|----|
| Rэ | 12F | - 11 | lotai. | Ιc |
|    |     |      |        |    |

| Status:                   | Active                     |  |
|---------------------------|----------------------------|--|
| Listing Type:             | For Sale                   |  |
| Property Type:            | Residential                |  |
| Property<br>SubType:      | Single Family<br>Residence |  |
| Price:                    | \$2,499,990                |  |
| Price Per Square<br>Foot: | \$605                      |  |
| Square Footage:           | 4,134 Sqft                 |  |
| Lot Area:                 | 0.24 Sqft                  |  |
| Year Built:               | 2005                       |  |
| View:                     | Mountain(s)                |  |
| Bedrooms:                 | 5                          |  |
| Bathrooms:                | 5                          |  |
| Bathrooms (Full):         | 4                          |  |
| Country:                  | US                         |  |
| State:                    | California                 |  |
| County:                   | Los Angeles                |  |
| City:                     | Valencia                   |  |
| Zipcode:                  | 91381                      |  |
|                           |                            |  |

## Features

| √ View:               | City Lights,<br>Neighborhood, Hills                                     |
|-----------------------|---|
| Association:          | 1   |
| Senior<br>Community:  | 0   |
| √ Common Walls:       | No Common Walls   |
| Stories:              | 2   |
| √ Community Features: | Sidewalks, Street Lights,<br>Curbs                                      |
| √ Pool:               | Heated, In ground,<br>Private, Waterfall, Gas<br>Heat                   |
| √ Amenities:          | Pool, Spa/hot Tub,<br>Barbecue, Outdoor<br>Cooking Area, Picnic<br>Area |
| AttachedGarage :      | 1   |
| √ Parking:            | 6.00  |
| √ Parking:            | Driveway, Direct Garage<br>Access, Garage Faces<br>Front                |
| Spa:                  | 1   |
| √ Fireplace:          | Gas, Living room  |

Listing ID: **SR23184442** 

| √ Lot Features:          | Back Yard, Front Yard,<br>Sprinkler System, Lot<br>10000-19999 Sqft,<br>Landscaped, Corner Lot,<br>Sprinklers In Rear,<br>Sprinklers In Front          |
|--------------------------|--|
| √ Fence:                 | Excellent condition, Brick   |
| √ Security:              | Gated community, Gated<br>with guard, 24 hour<br>security, Gated With<br>Attendant   |
| √ Patio:                 | Covered, Patio   |
| √ Inclusions:            | Free Standing Stove<br>Oven Range, Stove/range   |
| Entry Level:             | 1  |
| √ Laundry:               | Individual Room, Inside,<br>Washer Hookup, Upper<br>Level  |
| √ Room Type:             | Family Room, Living<br>Room, Laundry, Main<br>Floor Bedroom, Multi-<br>level Bedroom, Foyer,<br>Primary Suite, Primary<br>Bathroom, Primary<br>Bedroom |
| √ Roofing:               | Spanish tile   |
| √ Window Features:       | Wood Frames  |
| √ Entry Location:        | Front  |
| √ Spa Construction:      | In Ground, Private   |
| √ Property Condition:    | Turnkey  |
| √ Interior Features:     | Built-in Features, Pantry,<br>Recessed Lighting,<br>Balcony, Ceiling Fan(s),<br>Quartz Counters  |
| Main Level<br>Bathrooms: | 2  |
| Main Level<br>Bedrooms:  | 1  |
| √ Heating System:        | Central  |
| √ Cooling System:        | Central Air  |



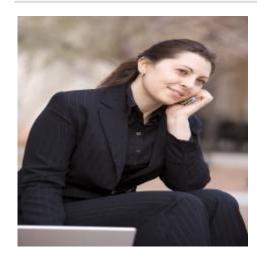
## MLS Addon

| Association Fee<br>Frequency:   | Monthly   |
|---------------------------------|---|
| Zoning:                         | LCA2  |
| Parcel Number:                  | 2826145043  |
| Lot Size Square<br>Feet:        | 10,621 Sqft   |
| √ Exclusions:                   | Alarm System  |
| TaxAnnualAmou<br>nt:            | <b>\$0</b>  |
| Association Fee<br>2:           | \$129   |
| Association Fee:                | <b>\$207</b>  |
| Association Fee<br>2 Frequency: | Monthly   |
| √ RoomKitchenFeatu res:         | Kitchen Island, Quartz<br>Counters, Remodeled<br>Kitchen, Walk-in Pantry                                  |
| √ RoomBathroomFeat ures:        | Shower, Soaking Tub,<br>Walk-in Shower,<br>Remodeled, Quartz<br>Counters, Double Sinks<br>In Primary Bath |
| Garage Spaces:                  | 3   |
| High School:                    | West Ranch  |
| High School 2:                  | Wesran  |
| Middle Or Junior<br>School:     | Rancho Pico   |
| High School V<br>District:      | Villiam S. Hart<br>Union  |
| Levels:                         | Two   |

✓ EatingArea: Area, Separated
Taxes: \$0
Guest House \$0 Sqft
SqFt:
Approx Lot SqFt: \$0 Sqft
✓ Special Listing Conditions: Standard

Virtual Tour URL Unbranded: **Click Here** 

## Agent Info



Rina Maya

**3** 858-876-7946

**800-878-0907** 

 $\bowtie$  Questions@unitedbrokersinc.net