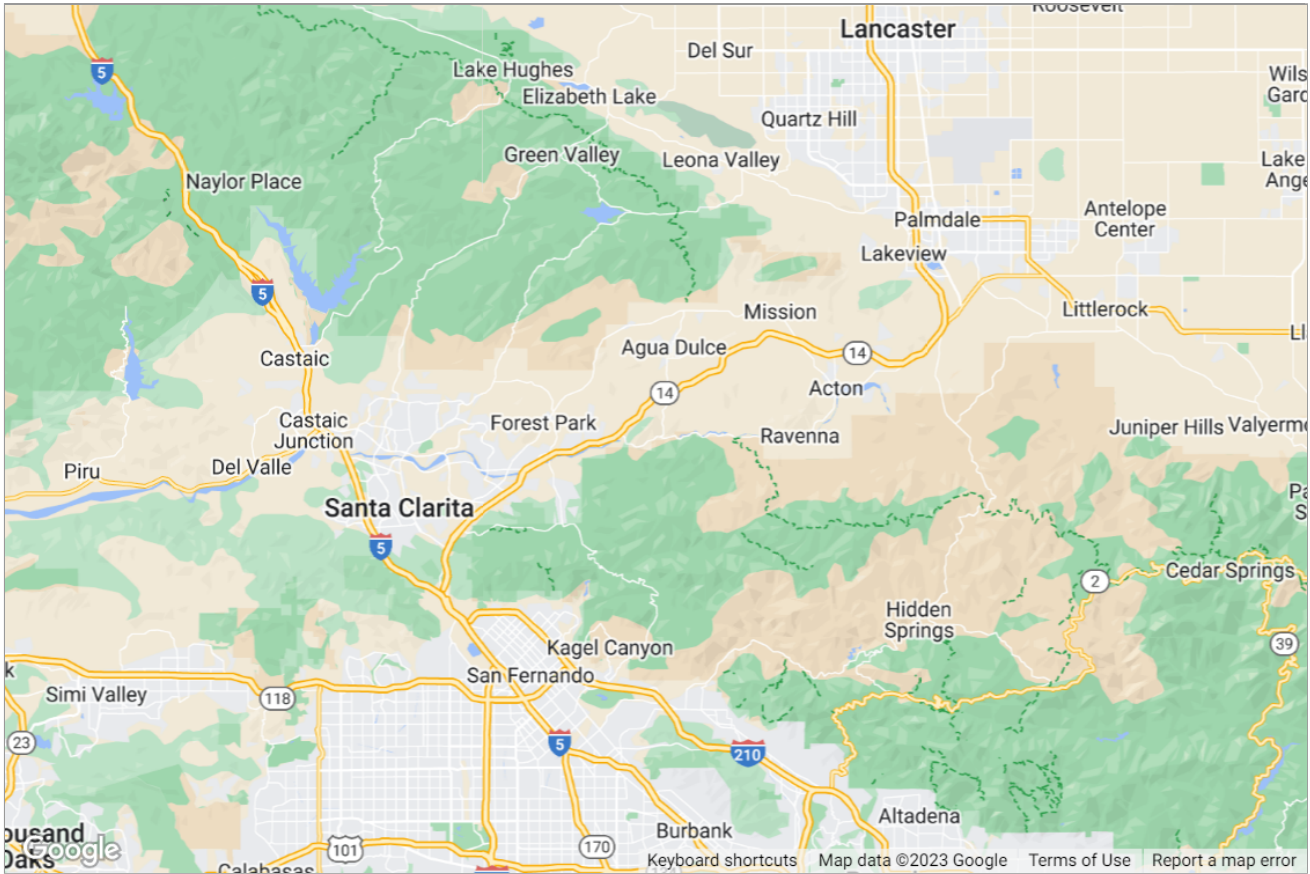


MARKET ACTIVITY REPORT

# Northridge, California



Presented by

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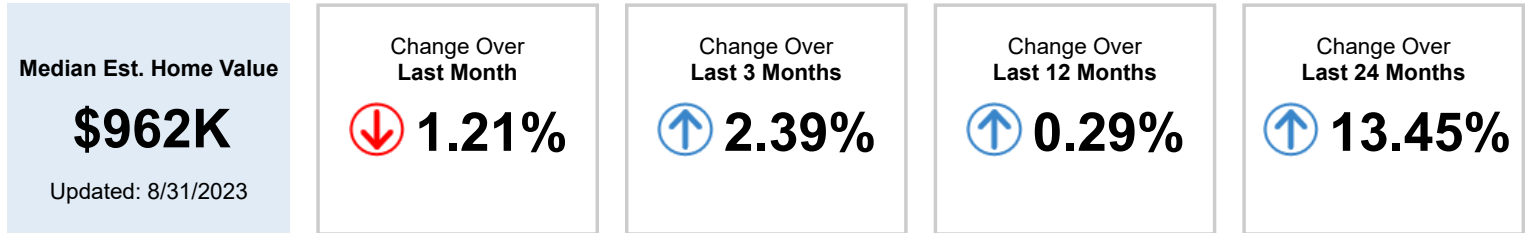
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**CALIFORNIA REAL ESTATE CONSULTANTS GROUP**

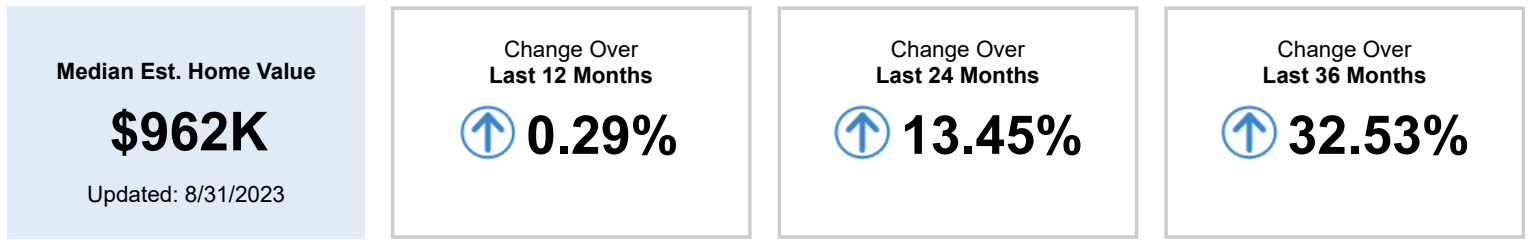
# Northridge, California

## Market Snapshot: Estimated Home Values



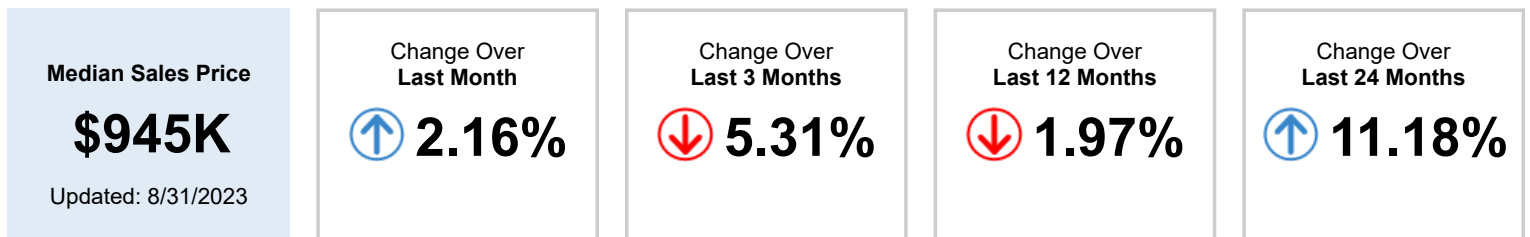
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

## Market Snapshot: 12-Month Change in Estimated Value



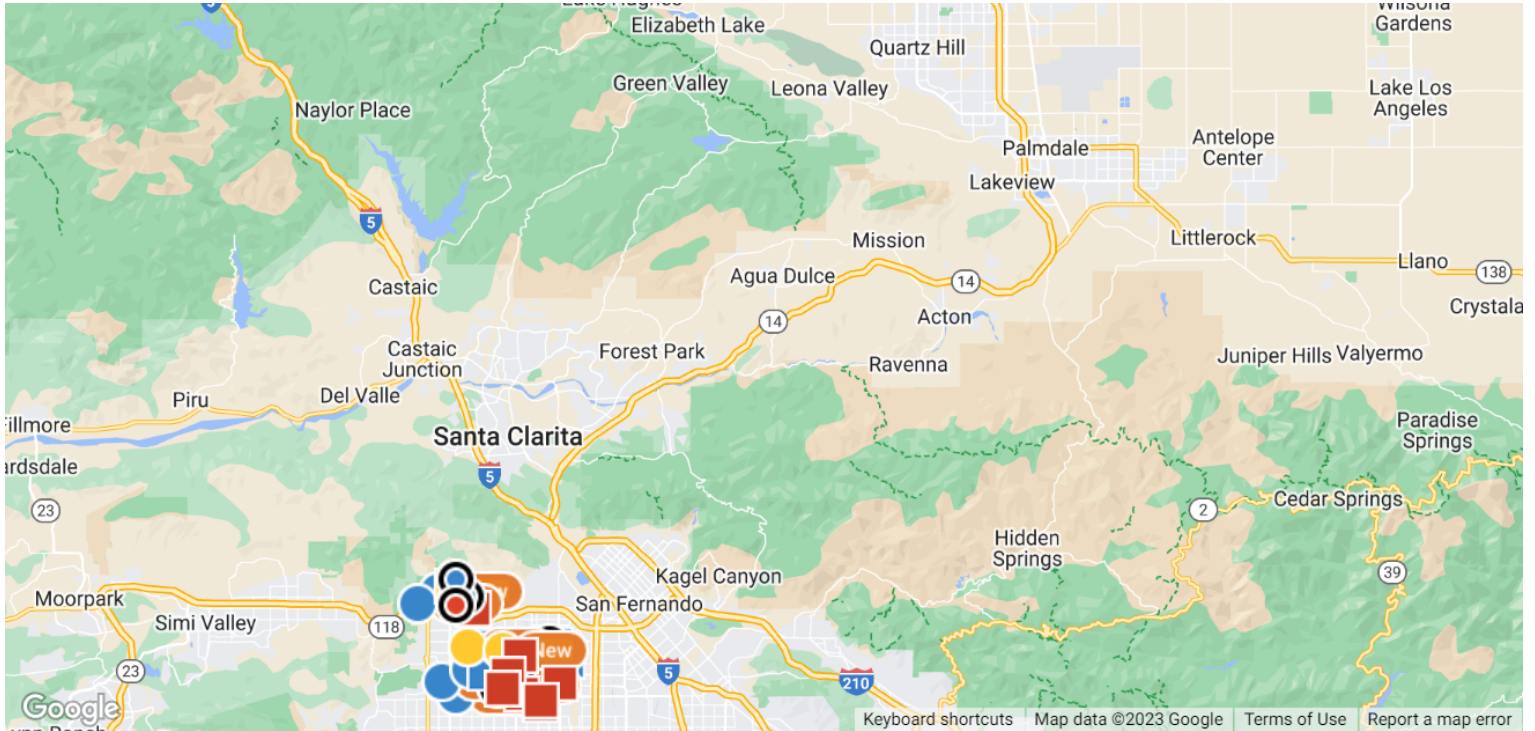
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

## Market Snapshot: Sales Price







About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

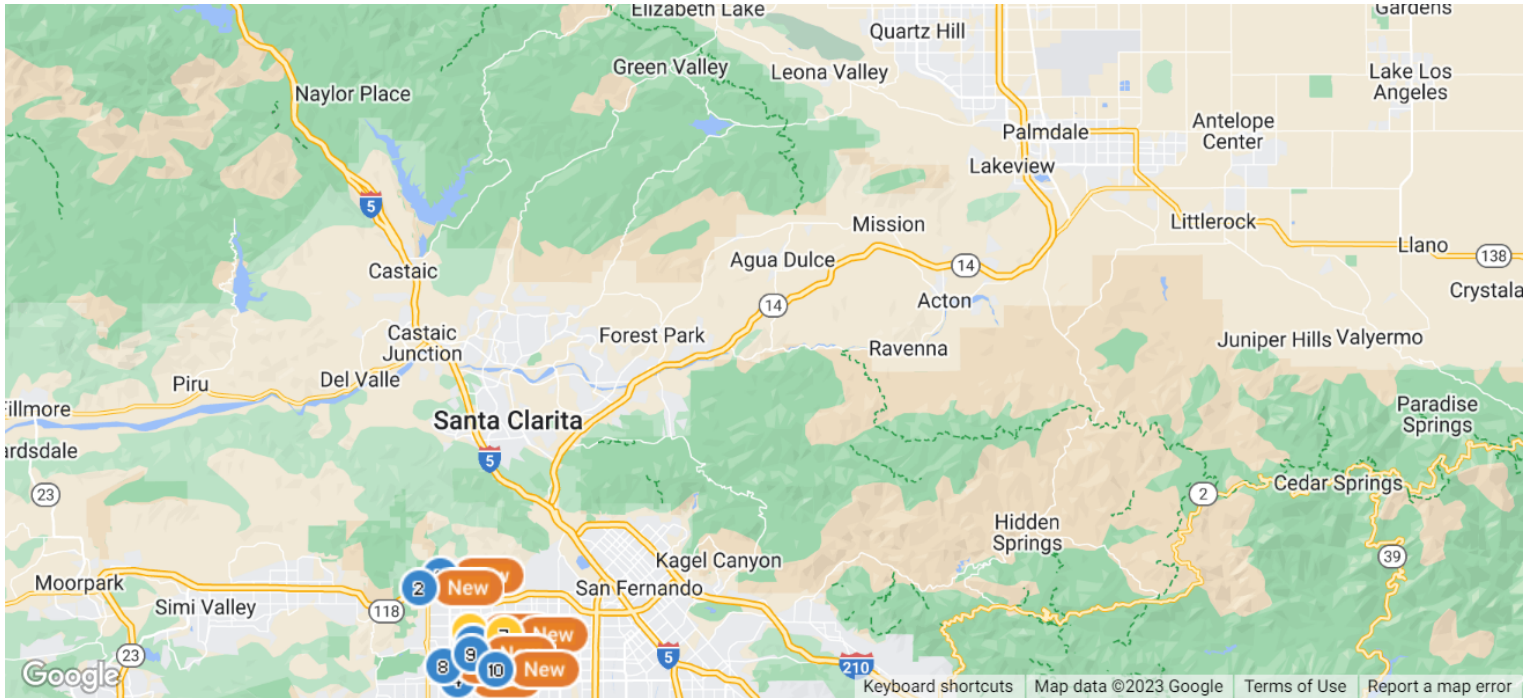
# Market Activity Summary Stats



**Search Criteria** | **Location:** Northridge, California; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	 <b>New Listings</b>	 <b>Pending</b>	 <b>Closed</b>	 <b>Distressed</b>
<b>Number of Properties</b>	10	10	10	9
<b>Low Price / Value</b>	\$3,400	\$610,000	\$8,000	\$834,250
<b>Median Price / Value</b>	\$1,300,000	\$874,500	\$1,050,000	\$1,055,410
<b>High Price / Value</b>	\$2,845,995	\$3,724,995	\$3,225,000	\$1,472,040
<b>Average Price / Sq. Ft.</b>	\$381	\$550	\$464	\$503
<b>Median Price / Sq. Ft.</b>	\$452	\$546	\$483	\$513
<b>Average Days in RPR</b>	23	53	45	7
<b>Median Days in RPR</b>	26	35	36	—
<b>Total Volume</b>	\$10,787,399	\$12,837,944	\$11,354,500	\$9,913,560

# Northridge, California



## New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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1 ● **Active** • *New, Active: 8/8/2023* MLS ID: PW23142937

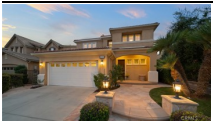


**11850 N Churchill Way**

Single Family    5/6    4,815 sq ft    11,674    2023    8/8/2023    \$2,845,995    \$591





The Santi's welcoming covered entry and inviting foyer flow into the stunning two-story great room, casual dining area, and desirable luxury outdoor living space beyond. The well-designed gourmet kitchen is equipped with a large center island with breakfast bar, plenty of counter and cabinet space, and sizable walk-in pantry. The splendid primary bedroom suite is highlighted by a spacious walk-in closet and deluxe primary bath with dual vanities, large soaking tub, luxe shower with seat, and private water closet. Central to a generous loft, secondary bedrooms feature sizable closets and private baths. Additional highlights include a desirable first floor bedroom with closet and private bath, secluded office, convenient powder room, centrally located laundry, and additional storage. Structural options such as expansive glass wall system, owners deck and floating stairs are included. Buyer still has time to select home design.

*Listing Courtesy of TOLL BROTHERS REAL ESTATE, INC*



## New Listings: 10 (cont.)

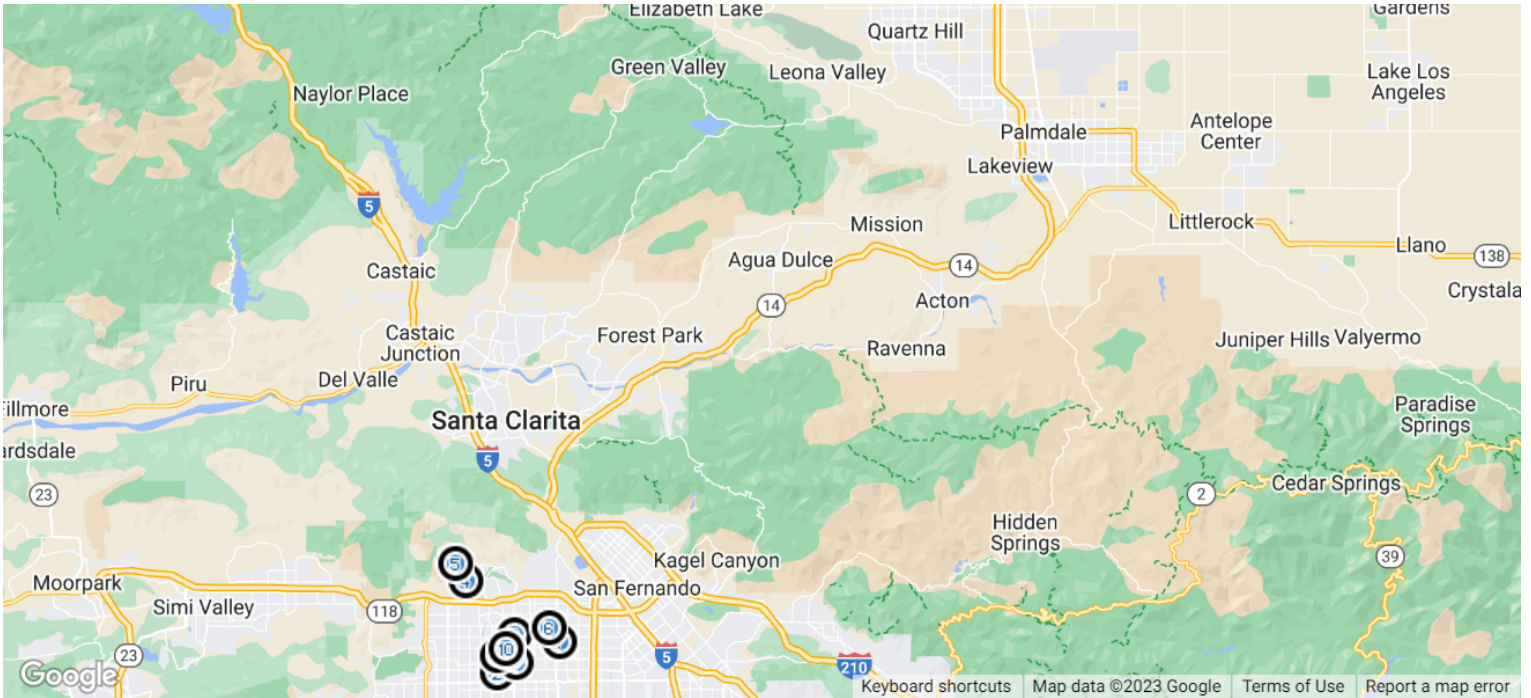
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p><b>2 ● Active</b> • <i>New, Active: 9/11/2023</i> <i>MLS ID: SR23164196</i></p> <p><b>11539 Santini Ln</b></p> <p>Single Family    4/3    2,655 sq ft    5,584    2009    9/11/2023    \$1,449,955    \$546</p> <p>Welcome to this beautiful 4 bed/3 bath property nestled in the Sorrento community in Porter Ranch. Away from the crowd, in a beautiful Cul De Sac location within the community. This is comfortable, ready to move home, has excellent flow and plenty of sunlight!!! This home is in prestigious condition with breathtaking sunset &amp; mountain Views, granite countertops, mocha stained cabinets, upgraded hardwood flooring. As you step inside, you are greeted by an inviting, spacious living area featuring grandeur high ceilings, oversized windows with plantation shutters, and a stunning staircase. Just ahead, along with a separate family room, is an open concept chef's kitchen, equipped with stainless steel appliances, a convenient double oven, and a kitchen island with a breakfast bar - perfect entertaining guests. Alternatively, enjoy a more formal dining experience in the designated dining area adjoining the kitchen. On the first floor you may also find one of the bedrooms and bathroom with shower; 3 other bedrooms are located upstairs, including the spotless primary suite. This private sanctuary of relaxation features a jetted tub, a separate shower, dual sinks, and a walk-in closet. Other 2 bedrooms have a JACK-N-JILL bathroom. Step outside to discover the lushly landscaped backyard oasis, an ideal spot to unwind after a long day, and hangout with family or friends. The front porch offers plenty of space and the rear patio faces lush landscaping with mountain views from the Master Bedroom and backyard! And with 2 community pools with a shallow pool and a kids' playground, there's always something to enjoy right around the corner in this secure, 24-hour guard-gated community. Come take a look and prepare to fall in love in this cozy home. Excellent Porter Ranch community and school district; including AMC Theater, religious centers, shopping and dining; freeway close and More.</p> <p><i>Listing Courtesy of BEVERLY AND COMPANY, INC.</i></p>	 <p><b>3 ● Active</b> • <i>New, Active: 9/12/2023</i> <i>MLS ID: SR23169660</i></p> <p><b>10055 Wystone Ave</b></p> <p>Single Family    5/4    3,234 sq ft    13,377    1967    9/12/2023    \$5,600 mo.    \$2</p> <p>This huge single-story home boasts countless upgrades and sits at the end of a picturesque cul-de-sac. The front courtyard features a peaceful fountain and welcomes you through double doors to the formal entry. A cozy double-sided fireplace warms both the living room and separate family room. The kitchen has tons of storage, stainless steel appliances, a 6-burner gas stove, dedicated beverage fridge, double convection oven, granite counters, and an ample center island. The kitchen opens to the family room and provides direct access to both the enclosed patio and formal dining room. Upgrades include a fully-paid solar system, separate solar heater for pool, dual-pane windows, new flooring, ceiling fans, skylights, tankless water heaters, and so much more. The entertainer's backyard features a covered patio, bbq, sparkling pool with waterfalls, and fenced grass area.</p> <p><i>Courtesy of PINNACLE ESTATE PROPERTIES</i></p>	 <p><b>4 ● Active</b> • <i>New, Active: 8/4/2023</i> <i>MLS ID: SR23139952</i></p> <p><b>8349 Tunney Ave</b></p> <p>Single Family    3/3    1,798 sq ft    9,456    1947    8/4/2023    \$995,000 – \$999,000    \$553</p> <p>***LARGE LOT WITH HUGE ADU POTENTIAL*** Welcome to your modern Northridge home! This fully renovated home offers style and sophistication with an open floor plan. Get amazed by the attention to detail the minute you enter the home. The sleek kitchen has plenty of storage and a waterfall island that you will love. The master bathroom features a spacious glass-encased shower with a rainfall shower head. Too much more to mention. This home is a MUST SEE! Parking is easy with a giant circular driveway that can fit 8+ cars. This home is central to the 118, 405 and 101 freeway's. Create your ultimate enjoyment with a pool, or opt for a 1,200 sq ft ADU and JADU, potentially turning it into a 3-unit investment property! Don't miss this modern dream home! Seller is motivated so bring your offers today.</p> <p><i>Listing Courtesy of LUCIE MAHSEREJIAN</i></p>						

## New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p><b>5</b> ● <b>Active Under Contract</b> • <i>AUC as of 9/11/2023</i> <i>MLS ID: 23-301509</i></p> <p><b>11656 Ricasoli Way</b></p>	Single Family	4/3	2,917 sq ft	7,544	2012	8/16/2023	\$1,475,000	\$506
<p>A rare opportunity to reside within the Bella Vista community of Porter Ranch. Drive past the guard gate and be enthralled by this Mediterranean style, 4 bedroom/3 bath home. With beautiful, far-reaching views and impeccable amenities at every turn, this 2917 sq ft home has everything you're looking for. Situated in a clean, safe neighborhood only 30 minutes from Los Angeles, every corner of the home has been cared for. Tiled entryway, wrap around windows, grand foyer, formal dining room and gourmet kitchen that overlooks the Great Room make for a vast, open space ideal for entertaining. The kitchen offers wood custom cabinetry, granite countertops, efficiency island and stainless appliances. Up the wide staircase to find the sleeping quarters. The Primary Bedroom/Bath provides a balcony with incredible view, large, luxurious bathroom and generously sized closet. The backyard offers both patio and landscaped space as well as a built in BBQ and fireplace. Additional features include: full laundry room, an abundance of natural light, situated on an enormous 7544 sq ft lot in the enviable Porter Ranch Community School system, and mere moments away from the Vineyards Plaza that includes a Whole Foods Market, fun restaurants, movie theater and more. Visit this beautiful home today!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
 <p><b>6</b> ● <b>Active</b> • <i>New, Active: 8/18/2023</i> <i>MLS ID: SR23154149</i></p> <p><b>18926 Superior St</b></p>	Single Family	4/3	2,184 sq ft	7,501	1963	8/18/2023	\$987,500	\$452
<p>Welcome to this highly desired Galaxy one-story home in this beautiful neighborhood you have been waiting for! Original owner! Excellent schools include Topeka, Nobel, and Granada Hills Charter High School! Brand new RUUD 5 Ton A/C, Forced Air Unit / Heat, all installed on 8/17/2023!! Hardwood floors in some areas, large sunken Living Room with adjacent Family Room with a walk-behind bar. Large Formal Dining Room! Large kitchen with a Breakfast Nook! Laundry Room with great storage! The primary bedroom has a large attached bathroom with a Roman-style tub and shower. Large secondary bedrooms! The windows have been replaced, some with Pella wood windows, and some are dual pane, some vinyl windows / slider. Large driveway, great curb appeal, RV sewer access, recirculating hot water, and so much more!</p> <p><i>Listing Courtesy of PINNACLE ESTATE PROPERTIES</i></p>								
 <p><b>7</b> ● <b>Active</b> • <i>New, Active: 7/28/2023</i> <i>MLS ID: SR23140100</i></p> <p><b>17740 Merridy St, Unit 5</b></p>	Condo/Townhouse/Apt.	3/3	1,415 sq ft	72,501	2001	7/28/2023	\$3,400 mo.	\$2
<p>Welcome to this great townhouse in a great location! The well-appointed kitchen offers granite counters, SS appliances and a garden window and leads into the dining area and living room with soaring ceiling, gas fireplace and beautiful custom wood shutters. The 3 bedrooms upstairs are ample-sized, especially the primary which has its own full bathroom with a separate shower and tub. The yard has a slab and a garden area along the perimeter to plant your own flowers or vegetables. There is an attached 2-car garage with direct entry, recessed lighting and beautiful laminate flooring throughout (no carpet!). The private pool area has a spa, pool, BBQ and even a shower. Located in a small gated community, this is truly a place you will want to call home!</p> <p><i>Courtesy of COLDWELL BANKER QUALITY PROPERTIES</i></p>								
 <p><b>8</b> ● <b>Active</b> • <i>New, Coming Soon: 7/17/2023</i> <i>MLS ID: SR23159706</i></p> <p><b>8857 Penfield Ave</b></p>	Single Family	4/3	1,788 sq ft	8,394	1956	7/17/2023	\$869,999	\$487
<p>Welcome to this exquisite property nestled in the desirable neighborhood of Northridge. The moment you step inside, you'll be captivated by the open concept and free-flowing kitchen, perfect for entertaining guests or enjoying family meals. The unique features of this home are truly remarkable, including the sparkling backyard pool, a detached garage that has been beautifully remodeled, an additional dwelling unit (ADU) for extra income or multigenerational living, and the added bonus of a cul-de-sac location ensuring privacy and tranquility. The layout of this home is designed with both functionality and style in mind. Imagine cozy evenings spent around the fireplace, creating lasting memories with your loved ones. Beyond the enticing features of this property lies the vibrant neighborhood of Northridge. Take advantage of the excellent schools, trendy restaurants, and an array of nearby attractions that cater to all interests. Enjoy the convenience of shopping centers just minutes away, as well as easy access to public transportation, making commuting a breeze.</p> <p><i>Listing Courtesy of DTLA REAL ESTATE, INC.</i></p>								

## New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	9	<b>Active</b>	*New, Coming Soon: 10/1/2023		MLS ID: 23-307337			
<b>9315 Wystone Ave</b>	Single Family	4/4	3,252 sq ft	7,710	1960	10/1/2023	\$1,300,000	\$400
<p>Welcome to this stunning, fully remodeled multi-unit home. Situated on a quiet interior street, walking distance to California State University (CSUN), minutes away from Costco and shopping centers. This beautiful, fully renovated 4BR, 4BA home is the one you have been waiting for. Pull up in front of the house and you are immediately struck by the beautiful landscaping showcased at night with custom lighting. Before entering the main home, to the right of you is the converted ADU/Guest House, 1 BR, 1BA (separate address) with mini kitchen, custom closets, ideal in-law-suite, or home to rent out. As you enter the main home your eyes will be captured by the stunning Italian porcelain fireplace in the distance, to the right you will find the heart of the home, fully updated kitchen, equipped with top of the line appliances, Italian made cabinetry, plenty of counter space, center island, and wine chiller. To the left you will find the dining area also ideal space for an office. Step down to the entertainers' dining room (may also be used as a living room), ideal for large gatherings. The showcase of this room is the stunning fireplace, that continues to the family living room. From the family living room, a staircase leads up to a sizable loft, ideal for gym space. Through the family living room you will find the most perfect laundry room and doors that open to a covered patio. The backyard is very private and cozy, surrounded by Ficus trees and tucked away with custom gates. Two out of the three bedrooms are exceptionally large master suites with walk-in closets and fully renovated bathrooms. Copper plumbing, Spanish clay tile roof, dual AC system, too many upgrades to list. Must SEE!!!</p> <p style="text-align: right;"><i>Listing Courtesy of Keller Williams Studio City</i></p>								
	10	<b>Active</b>	*New, Active: 8/24/2023		MLS ID: SR23156657			
<b>18017 Parthenia St</b>	Single Family	5/4	4,135 sq ft	26,175	1946	8/24/2023	\$1,849,950	\$447
<p>Welcome to the exquisite Gated Sherwood Estate, nestled on a grand 26,000 sq ft private lot. This remarkable property showcases a main house that boasts 4 bedrooms, 3 baths, and expansive living areas. Recently remodeled with meticulous attention to detail, the main house features custom stone counters, recessed lighting, new flooring, and new cabinets that exceed expectations. The attached 1 bedroom ADU is a gem in itself, offering complete self-containment with a large living room, full bath, and newly built kitchen. Additionally, this estate presents a detached building with ground floor storage and a second-floor guest unit. The guest unit is equipped with a full bath and kitchen, providing a comfortable and private space for friends or family. As you approach the property, you will be greeted by the grandeur of a huge circular driveway and ample parking areas, ensuring convenience for you and your guests. The rear yard is an entertainer's dream, boasting a newly remodeled pool, a built-in BBQ, and a gorgeous trellis. Whether you're looking to host unforgettable gatherings or simply enjoy tranquil moments outdoors, this space offers the perfect setting. Prepare to be captivated by the splendor and luxury that awaits you at the Gated Sherwood Estate on its grand private lot.</p> <p style="text-align: right;"><i>Listing Courtesy of PINNACLE ESTATE PROPERTIES</i></p>								






Pending: 10




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>1 Pending</b> • Pending as of 8/30/2023 <i>MLS ID: SR23122628</i></p> <p><b>9732 Sari Pl</b></p> <p>Single Family 3/2 1,780 sq ft 7,675 8/1/2023 \$950,000 8/30/2023 \$534</p> <p>Introducing this extraordinary, semi-custom residence in Northridge. Situated within a sought-after neighborhood on a tranquil double cul-de-sac, this exceptional home boasts an expansive nearly 1800 sqft floor plan, featuring 3 bedrooms and 2 bathrooms, along with an array of enticing amenities, upgrades, and distinctive features. The highly rated schools in the area make it an ideal location for families and the home enjoys the advantage of being conveniently located near major highways, ensuring effortless commuting and easy access to various destinations. As you enter, beautiful wood floors throughout create a warm atmosphere. The kitchen showcases a breakfast bar, granite countertops, stylish backsplash and a new walk-in pantry. It features tile flooring, a double oven with convection feature, a deep dual-well sink, providing plenty of storage and counter space. The formal living room showcases a grand rock fireplace and large windows that flood the space with natural light. (Originally a 4BR) it has been expanded to create an expansive great room, but this could easily be returned to a fourth bedroom. Moving through the hallway, you'll discover the spacious master bedroom, featuring wood flooring, walk-in closet, and direct access to the private rear yard. The master bathroom features custom cabinetry, dual sinks, a large framed mirror, tile floors, and a new bathtub. The secondary bedrooms also boast wood flooring, ceiling fans, and semi-private patio. A well-maintained second bathroom conveniently serves these bedrooms. Further enhancing this exceptional home are noteworthy amenities, including wood moldings, custom solid core paneled doors, copper plumbing, newer HVAC, and vinyl dual-pane windows and sliders. Additionally, the residence offers an indoor laundry room, and direct access to a two-car garage. Outside, you'll find a private yard, a covered patio for outdoor living, and a sizable in-ground spa, perfect for relaxation and enjoyment. It's a MUST SEE!!!!</p> <p><i>Listing Courtesy of PINNACLE ESTATE PROPERTIES, INC.</i></p>								
 <p><b>2 Pending</b> • Pending as of 7/7/2023 <i>MLS ID: SR23121801</i></p> <p><b>19141 Napa St</b></p> <p>Single Family 3/2 1,232 sq ft 7,501 7/7/2023 \$675,000 7/7/2023 \$548</p> <p>Good opportunity to fix and safe, property needs work but has good potential.</p> <p><i>Listing Courtesy of NEW KEY REALTY INC.</i></p>								





## Pending: 10 (cont.)

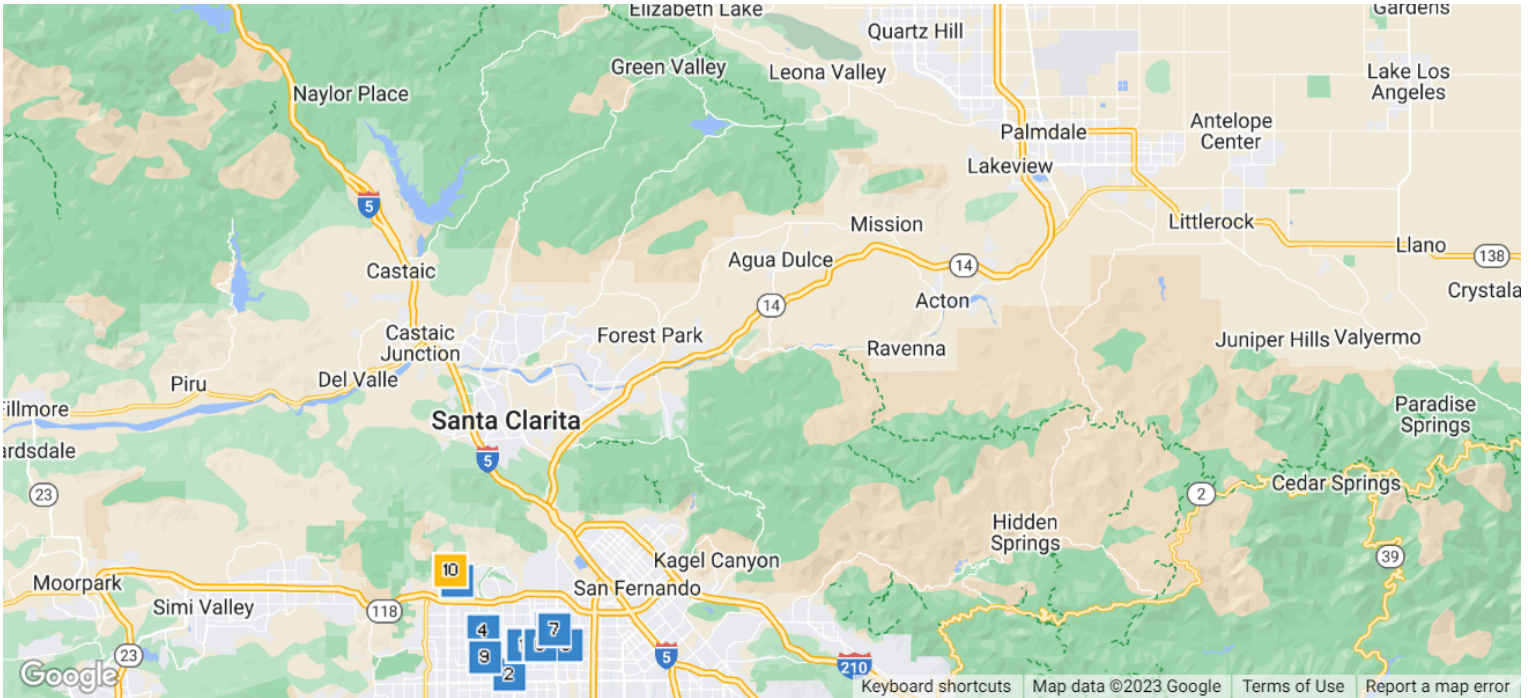
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>3</b> <span style="color: blue;">🕒</span> Pending <i>*Pending as of 8/13/2023</i> <i>MLS ID: SR23047062</i></p> <p><b>18520 Mayall St, Unit G</b></p> <p>Condo/Townhouse/Apt. 3/3 1,313 sq ft 465,072 3/22/2023 \$610,000 8/13/2023 \$465</p> <p><b>** New UPGRADE recessed lighting feature ** 7/27/23. Move-In Turn Key â Welcome Home. Come visit / revisit this now bright and airy unit. This clean and open property boasts three bedrooms and 3 bathrooms. 2 bathrooms are full, which are located upstairs and the half bath is downstairs. The first floor bathroom conveniently facilitates the washer / dryer. Location Location Location â Walking Distance from Cal State University Northridge (CSUN). Near Northridge Mall, Ample Shopping and Eateries. Boundaries of Highly Rated Schooling District including: Topeka Charter Elementary, Nobel Middle School, CSUN. This unit is a corner unit which is extremely precious, and it is easy to locate and has a larger private patio area. Peppertree Northridge is a gated community full of shared produce such as mint, oranges, peppers, aloe and figs just to name a few! Come harvest with some of the friendliest neighbors in the city. Private gated Sparkling 8 Foot Pool and 1-1/2 Foot Mini Pool, Tennis Courts. The owner has switched and opened a wall in the kitchen allowing more space. (Buyer and Buyers agent to do own due diligence on permit status). Excellent thick grade tile flooring downstairs and carpet upstairs. This beautiful unit will not last.</b></p> <p><i>Listing Courtesy of CENTURY 21 AMERICAN REAL ESTATE</i></p>								
 <p><b>4</b> <span style="color: blue;">🕒</span> Pending <i>*Pending as of 8/28/2023</i> <i>MLS ID: PW23147522</i></p> <p><b>11721 N Greenwood Dr</b></p> <p>Single Family 5/7 5,527 sq ft 11,891 8/16/2023 \$3,724,995 8/28/2023 \$674</p> <p><b>Move-in ready 3-story home overlooking the San Fernando Valley! This home is fitted with some incredible features including our jaw-dropping 3-story floating staircase giving the ultimate wow factor, a gourmet kitchen AND a chef's kitchen for the ultimate entertainer, and multiple covered balconies perfect for enjoying the lookout opportunity over the San Fernando Valley. Outside of being structurally gorgeous, the finishes on this home are flawless; check out the calcatta gold counter-tops complimenting the sleek white cabinets and brushed nickel hardware. Upon entrance you'll be welcomed by 32 foot ceilings up to the 3rd floor bonus room, beautiful tiled flooring, and our expansive glass wall in the Great Room looking out towards the city lights! 4.9k solar panel system included.</b></p> <p><i>Listing Courtesy of TOLL BROTHERS REAL ESTATE, INC</i></p>								
 <p><b>5</b> <span style="color: blue;">🕒</span> Pending <i>*Pending as of 8/15/2023</i> <i>MLS ID: SR23134815</i></p> <p><b>20643 W Deer Grass Ct</b></p> <p>Single Family 5/6 3,564 sq ft 12,863 7/21/2023 \$1,999,999 8/15/2023 \$561</p> <p><b>Welcome to this captivating residence, a haven crafted in the year 2022. Nestled within the prestigious Hillcrest gated community in the sought-after city of Porter Ranch, this dreamy abode offers five bedrooms and five and a half bathrooms. Situated on a corner lot, this home spans across two stories and encompasses a generous 3,564 square feet of living space, adorned with exquisite high-end finishes. Upon entering, you will be greeted by soaring ceilings and abundant natural light permeating the entire house. The open-concept living and dining area, adorned with luxurious vinyl floors, is the perfect setting for hosting guests. Massive sliding glass doors seamlessly connect the indoor and outdoor spaces, creating a harmonious flow. Prepare to be captivated by the beautiful kitchen, a culinary enthusiast's dream come true. Complete with top-of-the-line stainless steel appliances, a wine fridge, custom cabinetry, a walk-in pantry, and a spacious center island with seating. Retreat to the master suite, a sanctuary of tranquility. This suite offers the ultimate escape, featuring a covered patio, a walk-in closet, and a spa-like ensuite bathroom boasting a soaking tub, dual vanities, and a large walk-in shower. Each additional bedroom is accompanied by its own private bathroom, ensuring privacy and comfort. Step outside to the stunning backyard, where two distinct entertaining areas await. This outdoor space is adorned with natural grass, a BBQ station, and a lush landscape, and is perfect for hosting gatherings. Additional features of this stunning home include a state-of-the-art Control 4 security system, surround sound speakers, a doorbell camera, a fully paid off Solar system, custom window treatments, a separate laundry room, and a spacious 3-car garage. Conveniently located near top-rated schools, shopping destinations, and dining establishments, this residence offers the epitome of luxury living.</b></p> <p><i>Listing Courtesy of PINNACLE ESTATE PROPERTIES, INC.</i></p>								

## Pending: 10 (cont.)

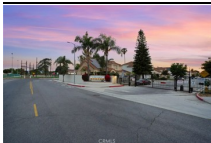

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>6</b> <span style="color: blue;">🕒</span> Pending <i>*Pending as of 7/18/2023</i> <i>MLS ID: GD23109859</i></p> <p><b>10224 Babbitt Ave</b></p>	Single Family	4/3	2,415 sq ft	12,175	6/22/2023	\$1,499,000	7/18/2023	\$621
<p>We would love to welcome you to this luxurious home in the heart of Northridge! This stunning 4 bed and 3 bath home with 2,415 sqft of living space sitting on a flat 12,230 sqft lot captivates the perfect blend of elegance, comfort, and sophistication. As you enter this home, you'll be enchanted by the exceptional craftsmanship and attention to detail that this home offers. You will notice the luxury modern style with high-end materials and Miele appliances with top- of-the-line quality. Location is key, and this luxury property is ideally situated in the highly sought-after community of Northridge. Residents will enjoy close proximity to the award-winning Granada Hills Charter High School district, minutes away from shopping and dining such as the Northridge Fashion Square Mall, and convenient access to major highways, providing easy connectivity to all that Los Angeles has to offer. Don't miss your chance to make this extraordinary property your own!</p> <p style="text-align: right;"><i>Listing Courtesy of REMAX OPTIMA</i></p>								
 <p><b>7</b> <span style="color: blue;">🕒</span> Pending <i>*Pending as of 9/6/2023</i> <i>MLS ID: SR23154466</i></p> <p><b>8939 Canby Ave</b></p>	Single Family	4/2	1,515 sq ft	7,501	8/18/2023	\$749,950	9/6/2023	\$495
<p>Charming family home located on a quiet tree lined cul-de-sac Street. The house features state of the art solar panels, new tankless water heater, new exterior paint, upgraded electrical panel, newer roof, newer HVAC, dual pane windows and dual pane sliding glass door. The interior of this 4 bedroom and 2 bathroom home has many wonderful features which include a living room with a wood burning fireplace, a separate dining room, nice size kitchen, interior laundry, master bedroom has direct access to the backyard through a dual pane sliding glass door to enjoy the intimate spa and has an attached updated luxury master bathroom. The nice size detached garage is perfect for parking and storage. The lovely backyard that has a pebble-tec pool and spa and nice size patio for al fresco dining which is a perfect place to entertain friends and family and have pool parties and enjoy the outdoors.. Located close to restaurants, shopping, coffee shops and CSUN.</p> <p style="text-align: right;"><i>Listing Courtesy of LESLIE RANDALL &amp; ASSC.</i></p>								
 <p><b>8</b> <span style="color: blue;">🕒</span> Pending <i>*Pending as of 9/7/2023</i> <i>MLS ID: GD23154300</i></p> <p><b>9222 Claire Ave</b></p>	Single Family	3/2	1,995 sq ft	12,824	8/17/2023	\$1,095,000	9/7/2023	\$549
<p>Experience the pinnacle of luxury living at 9222 Claire Northridge, where a lavish 1,995 sq ft home harmoniously converges with a sprawling 12,826 sq ft lot in a highly sought-after neighborhood. Dive into the allure of leisure with a generously sized sparkling pool, offering a refreshing escape at your doorstep. Embrace the seamless fusion of indoor-outdoor living, whether lounging poolside or savoring the tranquility of your expansive backyard retreat. This residence not only boasts space, but also encapsulates the essence of community, providing safety and convenience in an exceptional location. Come seize the chance to make this address your own, where every day is marked by the splendor of both comfort and connection.</p> <p style="text-align: right;"><i>Listing Courtesy of FIRST FRANKLIN REALTY</i></p>								

Pending: 10 (cont.)


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>9 Pending</b> *Pending as of 9/8/2023 <i>MLS ID: 23-306875</i></p> <p><b>9407 Geyser Ave</b></p> <p>Welcome to this stunning California Ranch-style single family home that offers the perfect blend of modern updates and classic charm. Situated in the desirable neighborhood of Northridge, close to CSUN, Northridge Fashion Center and Portos! This property boasts exceptional curb appeal and a wealth of interior features that will make you feel right at home. As you step inside, you'll immediately notice the tasteful upgrades that enhance the overall appeal of this residence. The heart of this home is its brand-new kitchen, featuring elegant quartz countertops and top-of-the-line stainless steel appliances. Whether you're a seasoned chef or simply enjoy cooking, this kitchen will inspire culinary creativity and provide the perfect space for gatherings with friends and family. The remodeled bathrooms offer both style and convenience, showcasing contemporary fixtures and finishes. You'll appreciate the updated plumbing throughout the house, ensuring reliability and efficiency. The interior has been thoughtfully illuminated with new lighting fixtures that add a warm and inviting ambiance to every room. The refinished hardwood floors not only exude timeless elegance but also provide easy maintenance. A cozy fireplace in the living area creates a focal point for relaxation and cozy evenings. The family room offers additional space for leisure and entertainment, making it an ideal spot to unwind or host guests. The master suite is a tranquil retreat, offering a private oasis with ample closet space and an en-suite bathroom, ensuring your comfort and privacy. Step outside to discover the covered patio and yard, perfect for al fresco dining, entertaining, or simply enjoying the beautiful California weather. The exterior of the home has been freshly painted, enhancing its overall charm and curb appeal. This home is more than just a place to live; it's a sanctuary where you can make cherished memories and enjoy a modern yet comfortable lifestyle. With its thoughtful updates and classic features, it's the perfect place to call home. Don't miss your opportunity to make this exceptional property yours schedule a showing today!</p> <p><i>Listing Courtesy of eXp Realty of California Inc</i></p>	Single Family	3/2	1,470 sq ft	7,540	9/1/2023	\$799,000	9/8/2023	\$544
 <p><b>10 Pending</b> *Pending as of 9/8/2023 <i>MLS ID: SR23152134</i></p> <p><b>18753 Gledhill St</b></p> <p>Huge potential for this 4+2 in a prime location of central Northridge. This home exudes charm with features like original wood floors and fossilized stone fireplace. Many upgrades have been done including copper plumbing, smooth ceilings, drought resistant front yard, and many dual pane windows &amp; sliding door. The large backyard features a detached garage with fantastic ADU potential. Comprehensive solar electric system is already installed. Property is located close to CSUN with easy access to shopping and restaurants.</p> <p><i>Listing Courtesy of PINNACLE ESTATE PROPERTIES</i></p>	Single Family	4/2	1,428 sq ft	7,326	8/16/2023	\$735,000	9/8/2023	\$515



Closed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p><b>1 Closed</b> *Sold Date: 9/8/2023, MLS Listing SR23086683: 5/27/2023 <b>MLS ID: SR23086683</b></p> <p><b>18230 Herbold St</b></p> <p>Single Family 5/3 2,967 sq. ft. 8,655 1987 9/8/2023 \$1,134,500 \$382</p> <p>Welcome to your dream home in Northridge! This gem offers incredible potential and is waiting for you to unleash its true beauty with some TLC. With 5 spacious bedrooms plus a Bonus Room, 3 bathrooms, a generous 2,967 sq. ft. of living space, and 3 Car garage, this home provides ample room for your family to grow and flourish. The two-story layout provides flexibility and privacy, with a downstairs bedroom and full bath which offers convenience for guests or the elderly. Plus, the bonus room/den presents endless possibilities - create a cozy reading nook, a home theater, an office, or even a playroom for the little ones. Step inside to discover a delightful surprise - newer stainless steel appliances that add a touch of modern elegance to the kitchen. The interior has been freshly painted, creating a clean and inviting atmosphere throughout. The vaulted ceilings give the home an airy and open feel, making every room feel even more spacious. Situated on a generous 8,656 sq. ft. lot, this property provides ample space for outdoor activities and entertainment. The beautifully designed drought-tolerant landscaping not only saves water but also adds a touch of vibrant greenery to the surroundings, creating a tranquil oasis for you to relax and unwind. The location couldn't be better! Conveniently located by Cal State University Northridge, you'll enjoy easy access to educational opportunities, cultural events, and a vibrant campus atmosphere. Additionally, this home is nestled within a small private gated community, offering security and exclusivity for you and your loved ones. Don't miss the chance to make this lovely home your own! With its desirable features, prime location, and endless potential, it's a rare opportunity to create the home of your dreams in one of Northridge's most sought-after neighborhoods. Embrace the possibilities and seize this amazing investment today!</p> <p><i>Courtesy of PINNACLE ESTATE PROPERTIES</i></p>								
 <p><b>2 Closed</b> *Sold Date: 8/31/2023, Public Record <b>MLS ID: -</b></p> <p><b>18736 Malden St</b></p> <p>Single Family 4/2 1,586 sq. ft. 6,606 1971 8/31/2023 \$650,000 \$526</p> <p>-</p>								

## Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	3 Closed							
*Sold Date: 8/31/2023, MLS Listing SR23134048: 7/27/2023 MLS ID: SR23134048								
<b>16712 Itasca St</b>	Single Family	3/2	1,344 sq ft	7,496	1956	8/31/2023	\$860,000	\$640

Situated in a desirable pocket of homes in Northridge, this gracious contemporary home is located on a friendly cul-de-sac street featuring handsome curb appeal, three bedrooms, two bathrooms, 1,344 sq ft of open living space with vaulted ceilings throughout, located a private 7,498 sq ft lot, a concrete driveway, a two car attached garage with automatic door opener and direct home access. The entry way welcomes you into an open and bright floor plan, a spacious living room with a media nook perfect for enjoying your favorite TV shows or the big game, a fireplace sitting area with vaulted ceilings and an adjacent dining room with views to the backyard from the sliding glass door. The spacious galley kitchen includes a gas range top and oven, a dishwasher, tile counter tops and floors, ample cabinet storage, a pantry and direct access to the garage with a laundry area. The spacious primary bedroom suite boasts laminate floors, vaulted ceilings, ample closet space, an en suite bathroom with a tiled stall shower and a large vanity. The two additional bedrooms are generous in size with vaulted ceilings, nice closet storage; they share the full hallway bathroom with a tiled shower over tub and a vanity. The private backyard offers a relaxing covered patio perfect for outdoor dining and entertaining, a large grassy area and mature landscaping. Improvements include dual pane windows, a fine composition roof, most/partial copper plumbing, a 200 amp electrical panel, interior raised panel doors, central air and heat. Conveniently located nearby desirable shopping, Target, Trader Joe's, schools, CSUN, freeways, restaurant's including Lam Ku Nad, Katsuya, Porto's Bakery and more. This charming home is ready for you to make new memories with family and friends.

*Courtesy of PINNACLE ESTATE PROPERTIES, INC.*






4 Closed								
*Sold Date: 9/1/2023, MLS Listing 23-294815: 7/26/2023 MLS ID: 23-294815								
<b>19639 Mayall St</b>	Single Family	4/3	2,303 sq ft	11,173	1964	9/1/2023	\$1,375,000	\$597


MOVE-IN READY, TURN KEY, Recently remodeled, Beautiful Home in Prime Northridge! Terrific for Entertaining! New Commercial Grade Heater for Pool with Autofill & Spa, New Porcelain Flooring, Hue Recessed Lighting throughout, Remodeled Front Bathroom with Mr. Steam System, Speakers and Rain shower. Remodeled 2nd Bathroom with New LED Touch Sensor Mirror and New Shower. New CAT 6 Cabling, New Control 4, New Modems, Outdoor Sound System w/ Add'l Speakers, New Garage Door, New Front Door, 2 New Tankless Water Heaters, New Subpanel, New Dual A/C & Heat Units, New Interior and Exterior Paint, Newer Viking Dishwasher, Viking Oven, Microwave and Samsung Refrig., Newly Painted Decorative Fireplace, Dual Pane Windows throughout. Principle Bedroom Suite has an abundance of closet space and hardwood flooring! Wonderfully landscaped front and back yards with Outdoor Sound System and Additional Speakers, New Sprinkler System, New Exterior Lighting, Crown Molding! Many additional upgrades, too many to list! The open floor plan flows seamlessly with living area, dining area, and kitchen. Large 4 Bedroom + 3 Bathroom home with all the latest improvements. Large 11,171 Sqft lot! Close to Northridge Fashion Center Mall, Porter Ranch Shopping Center, and the 118 & 405 Fwys, this property is in the center of it all. Located in the boundaries of highly rated schools including: Topeka Charter Elementary, Nobel Middle School, CSUN and more!


*Courtesy of Keller Williams Studio City*

## Closed: 10 (cont.)


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <b>5 Closed</b> • Sold Date: 9/1/2023, MLS Listing BB23100065: 6/8/2023 MLS ID: BB23100065 <b>17210 Tuba St</b>	Single Family	3/3	2,271 sq ft	11,038	1957	9/1/2023	\$1,150,000	\$506
<p>You've been looking for that picture perfect home with everything in its right place. Here it is on a silver platter. This beautiful and updated traditional style house features a brief entryway which leads you to an open concept and spacious living room and dining area with marble tiled fireplace and an adjacent bar. The inviting living area features new wood-finish laminate flooring, new recessed lights and lots of natural light which peaks through the plantation shutters. Step down and wind down in your family room from where you can easily access both the side yard and back yard. Just behind the grand living space is a galley kitchen with granite counters and a sink which is perfectly situated right in front of the window which overlooks your peaceful neighborhood. A family sized breakfast area is adjacent to the kitchen, located just across the direct entry to the 2 car attached garage. If you love privacy, you will love the guest powder room which is located on the West end of home, separate from the sleeping quarters. On the East end of this home, a hallway leads to two full bathrooms with three good sized bedrooms with lots of natural light. How about you kick off your summer with a large backyard that features a grass area with playground set, a sparkling pool and a new security gate? And if that's not enough, we don't want you sitting in the dark. Turn on all the light switches folks! This home also features solar panels which will be paid off at closing. Laundry hookups in the garage, plenty of parking space out front with possible RV access on the side, newer water heater, updated electrical panel, base and crown moulding, newer pool pump drive and more. Pack your bags and come on in! Just minutes from CSUN, Granada Hills Charter, and easy access to the 118 and 405.</p> <p style="text-align: right;"><i>Courtesy of PROPERTY CINCH</i></p>								
 <b>6 Closed</b> • Sold Date: 9/11/2023, MLS Listing 223003251: 8/10/2023 MLS ID: 223003251 <b>9549 Texhoma Ave</b>	Single Family	4/3	2,568 sq ft	16,728	1963	9/11/2023	\$1,125,000	\$438
<p>POTENTIAL! This home is a fixer with potential that is endless. This single story has a great floor plan with possible in-law suite on one side of the house. Make this your dream HOME! The lot is over 16,000 room for a pool and ADU. On a cul-de-sac in a wonderful neighborhood. If you can see the vision this is the house for you!</p> <p style="text-align: right;"><i>Courtesy of RE/MAX ONE</i></p>								
 <b>7 Closed</b> • Sold Date: 9/8/2023, MLS Listing SR23132262: 7/18/2023 MLS ID: SR23132262 <b>10126 Oak Park Ave</b>	Single Family	4/2	1,629 sq ft	10,998	1959	9/8/2023	\$975,000	\$599
<p>Huge price reduction for quick sale. Fantastic location. This Charming 4 bedrooms, with 10,998 sq/f lot has a so much to offer! You will be attracted by the recently installed flooring, recessed lighting, air/heat conditioning system, some double pane windows, artificial grass, barbeque area, and an updated kitchen with some newer stainless-steel appliances. This floor plan and home's position equips it to show light and bright - Large Sliding doors are across from the entry to pool area provide access to a large backyard with play area and pool or adding ADU. It has a two-car attached garage, with washer and dryer hookup. Conveniently located on a quiet street close to freeway, shopping centers and amazing Schools Like, Balboa Gifted/High Ability Magnet Elementary. Buyers, please note some photos are renderings of the proposed and they are virtually staged for representation of how the house could look with furnishings to illustrate its potential.</p> <p style="text-align: right;"><i>Courtesy of PINNACLE ESTATE PROPERTIES, INC.</i></p>								

Closed: 10 (cont.)

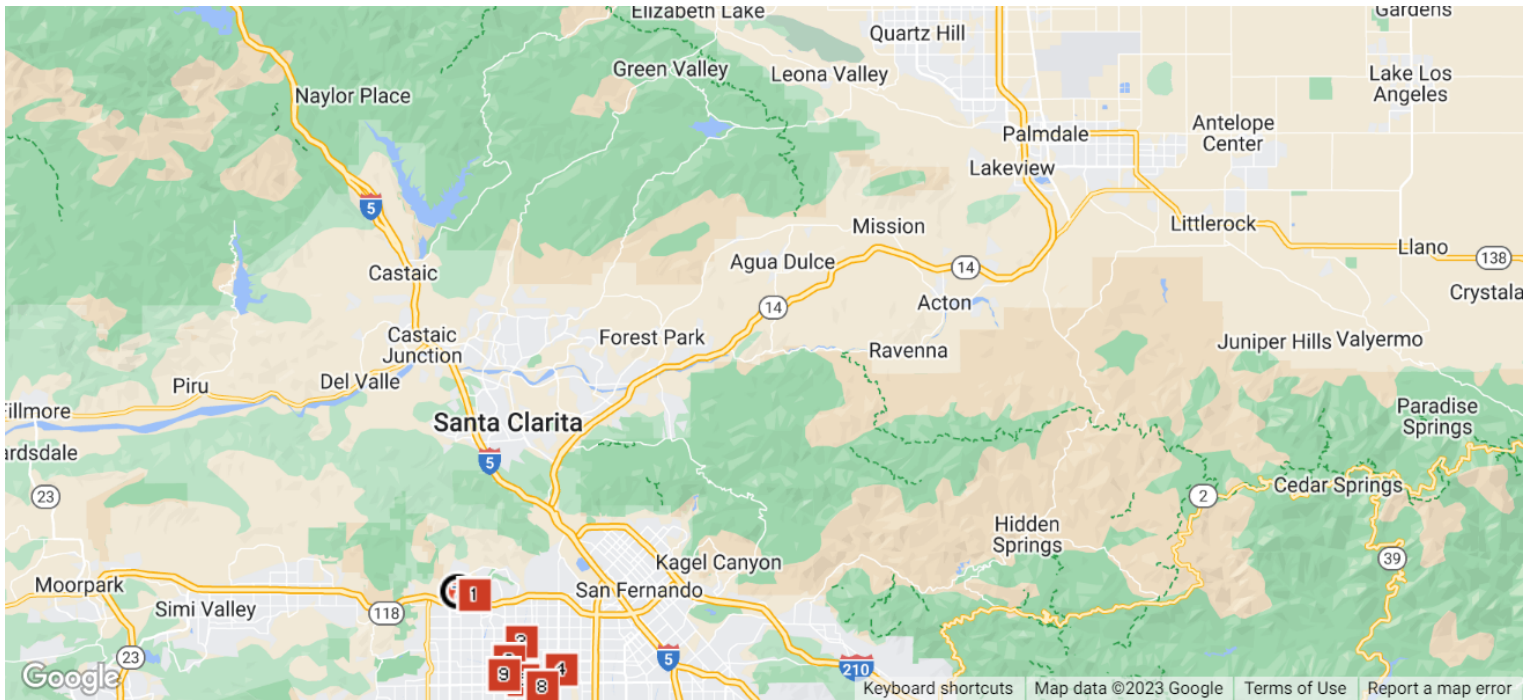
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p><b>8 Closed</b> • Sold Date: 8/3/2023, MLS Listing SR23096084: 6/2/2023 MLS ID: SR23096084</p> <p><b>11755 N Ainsley Ct</b></p> <p>Single Family</p> <p>5/6</p> <p>5,318 sq ft</p> <p>10,942</p> <p>2022</p> <p>8/3/2023</p> <p>\$3,225,000</p> <p>\$606</p> <p>Thoroughly modern and exquisitely elegant, we welcome you to the newly constructed Westcliffe at Porter Ranch Skyline Collection! This exquisite residence, completed in 2022, is located in a prestigious 24-hour guard-gated community and features nearly \$1,000,000 in builder upgrades. This home is the epitome of sophistication with five bedrooms, five 1/2 bathrooms, and 5,318 square feet of living space. Once you enter through the oversized front door, you're met by two beautifully designed custom floating staircases on each side of the foyer leading up to the primary and guest bedrooms. The great room, adorned with floor-to-ceiling windows, a feature fireplace, and a double-height ceiling, is the heart of the home. Prepare to be inspired in the striking gourmet Chef's kitchen, which features calacatta marble countertops and backsplash, an expansive eat-in center island, top-of-the-line Jenn-Air appliances, a walk-in pantry, and stunning European oak wood floors. Enjoy your favorite breakfast on the private patio adjacent to the kitchen, relax, and soak in the sun while enjoying the views. The first floor accommodates a junior primary suite, perfect for welcoming guests and loved ones. An office or multi-use room offers versatility and convenience, while abundant storage space ensures practicality throughout. Once you walk into the primary bedroom, you will be captivated by the panoramic views of this community's most beautiful canyons! The primary bathroom suite is equally impressive, featuring a polished porcelain tile floor, an open shower design, dual vanities, a spacious soaking tub, and a private walk-in closet. The huge walk-in closet presents the potential for an additional bedroom or bonus room. Each additional bedroom is complemented by a meticulously finished ensuite bath, ensuring absolute comfort and privacy for all residents. Blurring the boundaries between indoor and outdoor living, multi-panel stacking doors seamlessly merge the interior with a lavish outdoor entertainment area. Additional features include recessed lighting, an extra office or multi-use room, and convenient amenities. Easy access to the 118 freeway and proximity to top-rated schools and amenities make this a unique opportunity to experience luxury living at Westcliffe at Porter Ranch Skyline Collection.</p> <p style="text-align: right;"><i>Courtesy of THE AGENCY</i></p>								

 <p><b>9 Closed</b> • Sold Date: 7/18/2023, MLS Listing 23-281859: 6/17/2023 MLS ID: 23-281859</p> <p><b>19549 Astor PI</b></p> <p>Condo/Townhouse/Apt. 3/4</p> <p>1,854 sq ft</p> <p>28,144</p> <p>2018</p> <p>7/18/2023</p> <p>\$852,000</p> <p>\$460</p> <p>Welcome to this stunning, ready to move in, newer construction home featuring 3 bedrooms and 3.5 baths. The spacious open floor plan consists of over 1800 sq ft., attached 2 car garage with plenty of storage, convenient laundry room upstairs, balconies and plenty of natural light that pours in and illuminates this beautiful home. Modern and sleek is the theme throughout this breathtaking townhome. The bright and airy kitchen is adorned with plenty of sleek brown cabinetry, white counter tops, a huge island and newer stainless-steel appliances, which flows into the bright living room. Also, on the bottom level you will find 1 bedroom with a full bathroom. You will make your way to the top floor via a beautiful staircase, complimented by a black, sleek metal handrail, you will find two master suites with walk-in closets and large modern bathrooms. The home consists of many upgrades such as Hunter Douglas Shades, upgraded sound proof windows and 3/4 laminated glass. Its been recently painted in the last couple years. This gem is located in a family oriented, gated community, has various outdoor spaces such as BBQ areas, pool, guest parking and is conveniently located near shopping centers, restaurants and just minutes away from California State University of Northridge.</p> <p style="text-align: right;"><i>Courtesy of Keller Williams Realty Westside</i></p>								
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Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	10	<span style="background-color: yellow;">■</span> Closed	* Leased Date: 8/18/2023, MLS Listing V1-19472: 8/11/2023    MLS ID: V1-19472					
<b>20744 W Bur Oak Cir</b>	Single Family	4/3	2,237 sq ft	3,097	2018	8/18/2023	\$8,000 mo.	\$4
<p>Welcome to this stunning former model home by Toll Brothers, now available for lease. This exquisite residence offers the perfect blend of luxury and comfort. Step inside to discover a fully furnished and professionally decorated interior. Boasting 4 bedrooms and 3 full bathrooms within its spacious 2,237 sqft, this home provides ample space for both relaxation and productivity. The main floor features a versatile bedroom, currently converted into an office with built in cabinetry and an adjacent bathroom. The open floor plan seamlessly connects the living, dining and kitchen areas, creating a wonderful space for entertaining. The gourmet kitchen is a chef's dream, complete with a large center island, top of the line stainless steel appliances and a walk-in pantry. Escape to the outdoor covered patio just off the dining area and enjoy the built in BBQ and custom water feature. Upstairs, you are greeted by a spacious loft area with a built in desk and custom entertainment center. The secondary rooms provide plenty of space and open up to the loft making it a great space to gather. The upstairs laundry room includes a sink with cabinets and Whirlpool front loaders. Down the long hallway, retreat to the luxurious primary suite, where a spa-like bath awaits with dual sinks, soaking tub and separate shower. The custom closet offers stylish storage and is accessible from inside the bathroom. Don't miss out on this opportunity to lease this exceptional residence and enjoy a lifestyle of comfort, elegance, and unparalleled amenities of The Canyons at Porter Ranch. Regrettably, no pets are allowed.</p> <p style="text-align: right;"><i>Courtesy of KELLER WILLIAMS CALABASAS</i></p>								










Distressed: 9

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 <span style="color: red;">■</span> <b>Off Market</b> • Notice of Default <i>MLS ID: –</i>  <b>11436 Autumn Glen Ct</b>                      –</p>	Condo/Townhouse/Apt. 3/3		1,714 sq ft	163,718	–	7/13/2023	Notice of Default	
 <p>2 <span style="color: red;">■</span> <b>Off Market</b> • Notice of Default <i>MLS ID: –</i>  <b>17540 Baltar St</b>                      –</p>	Single Family	4/4	2,465 sq ft	6,050	–	7/14/2023	Notice of Default	
 <p>3 <span style="color: red;">■</span> <b>Off Market</b> • Notice of Foreclosure Sale <i>MLS ID: –</i>  <b>18321 Kinzie St</b>                      –</p>	Single Family	4/3	2,776 sq ft	17,070	–	8/22/2023	Notice of Foreclosure Sale	–
 <p>4 <span style="color: red;">■</span> <b>Off Market</b> • Notice of Default <i>MLS ID: –</i>  <b>8739 McLennan Ave</b>                      –</p>	Single Family	4/3	2,806 sq ft	10,285	–	8/3/2023	Notice of Default	

## Distressed: 9 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>5 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Foreclosure Sale</i> <i>MLS ID: –</i>  <b>8401 Nestle Ave</b>            Single Family    5/4    2,525 sq ft    8,226    –    6/22/2023    Notice of Foreclosure Sale    –</p>								
 <p>6 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Foreclosure Sale</i> <i>MLS ID: –</i>  <b>18750 Nordhoff St</b>            Single Family    5/4    1,809 sq ft    6,478    –    7/28/2023    Notice of Foreclosure Sale    –</p>								
 <p>7 <span style="color: red;">●</span> <b>Pending</b> • <i>Real Estate Owned, Pending as of 8/27/2023</i> <i>MLS ID: SR23125249</i>  <b>11538 Venezia Way</b>            Single Family    4/3    2,655 sq ft    5,174    \$1,199,500    7/13/2023    7/13/2023    Real Estate Owned</p> <p>PRICE REDUCED! Guard gated Sorrento Meadows Mediterranean style home featuring approximately 2,600 square feet of living space according to the tax assessor records, with 4 bedrooms, and 3 full baths, that includes a first floor bedroom and bath. Grand entry with high ceilings, formal living and dining rooms, gourmet kitchen with granite counters and large center island. The adjacent family room with fireplace is a great space to entertain and the patio slider leads to the backyard with built in BBQ station w/concrete counter. Upstairs you will find the secondary bedrooms with a shared bathroom in between and a conveniently located laundry room. The spacious main bedroom suite has huge wardrobe closets, separate shower and tub, double sinks and private commode area. Sorrento amenities include guard gated entry, pool, spa, park and playground. Attached direct access 3 car tandem garage. Close proximity to award winning schools, Sierra Canyon private school, Whole Foods, Porter Ranch &amp; The Vineyards shopping and dining. Easy access to the 118 freeway! Lender owned. This property will be sold in strict AS IS condition. Seller will not make any repairs OR issue credits OR adjust negotiated price. Imagine what you can do with this home! Save money by purchasing this home and tailoring it to your wants and needs! The best of both worlds! Offers must be submitted online using the link under agent private remarks.</p> <p style="text-align: center;"><i>Listing Courtesy of RE/MAX OF VALENCIA</i></p>								
 <p>8 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Default</i> <i>MLS ID: –</i>  <b>17553 Willard St</b>            Single Family    3/2    2,023 sq ft    6,060    –    8/28/2023    Notice of Default    –</p>								
 <p>9 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Default</i> <i>MLS ID: –</i>  <b>8603 Wystone Ave</b>            Single Family    4/2    1,331 sq ft    7,565    –    6/23/2023    Notice of Default    –</p>								