17610 SCHERZINGER LANE, SANTA CLARITA, CA, 91387

2 BD | **1** BA | **892** SQ. FT | **8,575** SQ. FT LOT

OFFERED AT

$625,000



ABOUT **THIS PROPERTY**

Located on a quiet street in the Mint Canyon area of Canyon Country, this 2-bedroom, 1-bath home sits tucked beneath the hills on an expansive 8,575 sq. ft. lot. The property offers an ideal opportunity for the buyer ready to roll up their sleeves and unlock this home's full potential. The efficient floor plan features a bright living room, a galley-style kitchen with granite counters, and a full bath finished in neutral stone tile. Comfort upgrades include central heating and air conditioning, energy-efficient vinyl windows, and a sliding glass door leading to the backyard. A solid Canyon Country opportunity with space, quiet, and promise.

2
BED





1
BATH

892
SQ. FT.

8,575
SQ. FT. LOT



JARED ERFLE
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ListReports

DISCLAIMER: The information in this report is from third-party sources and its accuracy cannot be guaranteed.

EQUAL HOUSING OPPORTUNITY

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AREA REPORT

VERY CONVENIENT

This home is in a very convenient area. Some errands in this location require a car and most major services are within 1 mile.

- GROCERIES 0.1 MI
- CLEANERS 0.9 MI
- ATM 0.9 MI
- GAS 0.9 MI
- PHARMACY 1 MI
- COFFEE 1 MI
- MEDICAL 1 MI
- GYM 1.1 MI
- MOVIE THEATER 1.6 MI



SCHOOL REPORT

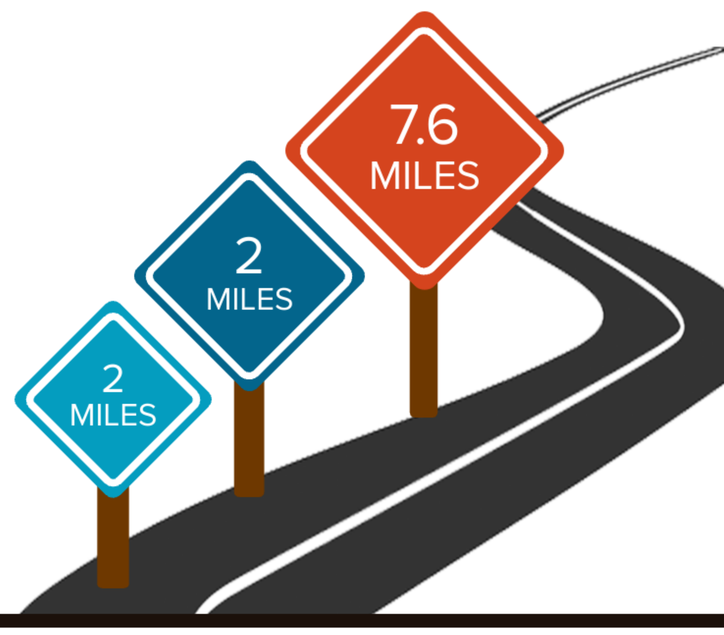
SCHOOLS IN YOUR AREA

The assigned schools are above average for the area. There are also 3 private schools and 1 charter school within 5 miles.

8 RATING
K-6
MINT CANYON COMMUNITY ELEMENTARY SCHOOL
ASSIGNED

8 RATING
7-8
SIERRA VISTA JUNIOR HIGH SCHOOL
ASSIGNED

10 RATING
9-12
ACADEMY OF THE CANYONS
ASSIGNED



OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- GOLF COURSE: LEE BRECKENRIDGE GOLF CENTER (1.6 MILES)
- DOG PARK: CANINE COUNTRY OFF LEASH DOG PARK (3.5 MILES)
- PARK: PAMPLICO PARK (5.1 MILES)
- HIKING: WHITNEY CANYON PARK (5.6 MILES)



FOOD REPORT

NEIGHBORHOOD EATS

This home is located near 46 moderately priced restaurants and has an average variety of cuisines.

BY CATEGORY

FAST FOOD	7	MEXICAN	5
AMERICAN	7	THAI	3
ASIAN	7	INTERNATIONAL	3
PIZZA	6	JAPANESE	2
ITALIAN	5	OTHER	5



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