



18242 Shannon Ridge
Place
Canyon Country, CA
91387

\$777,000



Jared Erfle
Select Service Realty
Primary Phone: 661-272-1113
jared01@ssreo.com
www.SelectServiceRealty.com
License Number: 01432765
Fax: 661-310-2122

Remarks

Tucked away on a quiet cul-de-sac in Fair Oaks Ranch, this desirable neighborhood offers easy freeway access at Via Princessa. The double door entrance opens to an impressive wood grain tile floor that continues through the ground floor. High ceilings flow over the formal living and dining rooms with stylish accent windows. The large but cozy family room with a contemporary fireplace flows into a convenient kitchen. Corian countertops, built-in stainless steel appliances, countertop range, walk-in pantry and a large center island with breakfast bar set this kitchen apart. A half bath and large laundry room with a utility sink complete the first floor. At the top of the stairs, the loft offers versatile living space. Two bedrooms and a full bathroom are opposite the master suite. The master bedroom boasts coffered ceilings, a sliding glass door to a balcony overlooking the backyard, dual vanities and a separate shower and bathtub.

Features

Stories: 2 Stories

of Garage Spaces: 3

Pool: None

Bedrooms: 3

Total Baths: 3.0

Square Footage: 2463.0

Lot SqFt: 6983.0

Style: Traditional

Construction: Frame • Stucco

Climate Control Heat: Central Heat/Gas

Climate Control Cool: Central Air/Refrig

Features: Barbeque • Family Room •

Lawn - Front • Lawn - Rear • Loft •

Pets Allowed • View

Appliances: Dishwasher • Disposal •

Electric Oven • Gas Range • Microwave

• Comments: water softener

Dining: Breakfast Bar • Dining Area •

Dining in Kitchen

Tax and Information

Zoning: SCSP

HOA Fee: 129.0

HOA Terms: Monthly

Mello Roos/CFD: No

HOA Includes: Greenbelt/Park •

Comments: buyer to verify

Price Per Sq Ft: \$315.47

Utilities: Natural Gas

Water: Public Utility

Location

APN: 2841-042-027

Street #: 18242

Street Name: Shannon Ridge

County: Los Angeles

City: Canyon Country

State/Province: CA

Zip Code: 91387

Property Sub-Type: Single Family -
Residence

Zoning: SCSP