

10500 YOLANDA AVE • PORTER RANCH • \$1,299,999



4 BED & 2 BATH

1,956 SQ FT

11,427 SQ FT LOT

STAINLESS STEEL APPLIANCES SPACIOUS BACKYARD UPGRADED UTILITIES

WALK-IN CLOSET

2 CAR GARAGE

LUXURIOUS POOL

COZY FIREPLACE

BUILT IN 1961

SAFE COMMUNITY



**EVELYN
BORLAZA-CALIVOSO**

Realtor

Phone: 310-650-9979

Email: angelbrandco@gmail.com DRE: 01862501



Welcome to this delightful single-story pool home, perfectly positioned in a corner lot with a **11,427 square foot lot** size in a desirable area of Porter Ranch.

This beautiful **4-bedroom, 2-bathroom** residence boasts **1956 square feet** of comfortable style living space and is ready for you to move in and make it your own home. Upon entering, you are greeted by a warm and inviting atmosphere that has a bright floor plan with recessed lighting, ceiling fans, cherry laminate flooring and a fireplace with a beautiful mantle. The kitchen is equipped with stainless steel appliances, white cabinetry and granite counter tops. The formal living room offers a cozy ambiance with a view of the beautiful backyard retreat and sparkling pool.

The spacious and landscaped backyard awaits you to hold parties, outdoor dining, gardening or just enjoying the nice California weather. The primary suite offers a peaceful retreat with a sliding door that opens to the backyard, personal fireplace and a walk-in closet. There are three additional generously sized bedrooms. The front yard offers stunning curb appeal, ample parking spaces including **RVs** along with a **two-car attached garage**.

This property offers easy access to a plethora of nearby shopping centers, parks, restaurants and other establishments. This charming home has a lot of upgrades such as fairly **new roofing, new water heater, new air conditioning and furnace units**. Don't miss your chance to own this perfect lovely pool home.