



**\$765,000**

## **27709, CLIO, CANYON COUNTRY, CA, 91351**

<https://windomrealtor.com>

First Time on the Market! Discover this exceptional 4-bedroom, 2.5-bath home nestled on a tranquil cul-de-sac in the highly sought-after Canyon Country Hills. This residence offers breathtaking 180-degree views of the heart of Santa Clarita Valley, providing a serene and picturesque backdrop for everyday living. Meticulously maintained, this home features fresh paint throughout, as well [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active



### **Basics**



#### **Call us now**

Phone: (661) 609-4434

Email: [jennifer@demery.wpenginpowered.com](mailto:jennifer@demery.wpenginpowered.com)

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 1999

**Bathrooms Full:** 2

**County:** Los Angeles

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 27.39 sq ft

**Lot Size Acres:** 27.39 sq ft

**Bathrooms Half:** 1

---

## Building Details

**Cooling features:** Central Air **Building Area Total:** 1969 sq ft

**Garage spaces:** 2

**Stories:** 2

**Roof:** Tile

**Construction Materials:** Block, Concrete, Stucco, Wood Siding

**Fencing:** Block, Wrought Iron

**Lot Features:** Rectangular Lot, Views, Sprinklers In Front, Sprinklers In Rear

---

## Miscellaneous

**Listing Terms:** VA Loan, 1031 Exchange, Cash, Conventional, FHA

**Compensation Disclaimer:** .

**Foundation Details:** Slab

**Architectural Style:** Modern

**CrossStreet:** shangri-la & Clio In

**Road Surface Type:** Paved, Public

**Utilities:** 220 Electric, Sewer Connected

**Zoning:** SCUR2

---

## Amenities & Features

**Laundry Features:** Laundry Room, In Unit, Downstairs

**Patio And Porch Features:** Balcony, Permitted

**Appliances:** Dishwasher, Dryer, Gas Range, Refrigerator, Washer, None

**Exterior Features:** Lighting, Playground

**Flooring:** Bamboo, Carpet, Tile, Laminate

**Heating:** Natural Gas

**Pool Features:** None

**WaterSource:** Public

**Fireplace Features:** Family Room



**Call us now**

Phone: (661) 609-4434

Email: [jennifer@demery.wpenginpowered.com](mailto:jennifer@demery.wpenginpowered.com)

---

## Fees & Taxes

**Association Fee Includes:** Spa, Exterior Maintenance, Community Pool

---

## Courtesy of

**List Office Name:** Keller Williams Realty A.V.



**Call us now**

Phone: (661) 609-4434

Email: [jennifer@demery.wpenginepowered.com](mailto:jennifer@demery.wpenginepowered.com)