



**\$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

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## Building Details

**Cooling features:** Central Air  
**Garage spaces:** 2  
**Roof:** Tile  
**Fencing:** Block, Wrought Iron

**Building Area Total:** 1969 sq ft  
**Stories:** 2  
**Construction Materials:** Block, Concrete, Stucco, Wood Siding  
**Lot Features:** Rectangular Lot, Views, Sprinklers In Front, Sprinklers In Rear

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## Miscellaneous

**Listing Terms:** VA Loan, 1031 Exchange, Cash, Conventional, FHA  
**Foundation Details:** Slab  
**CrossStreet:** shangri-la & Clio In  
**Utilities:** 220 Electric, Sewer Connected

**Compensation Disclaimer:** .  
**Architectural Style:** Modern  
**Road Surface Type:** Paved, Public  
**Zoning:** SCUR2

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## Amenities & Features

**Laundry Features:** Laundry Room, In Unit, Downstairs  
**Appliances:** Dishwasher, Dryer, Gas Range, Refrigerator, Washer, None  
**Flooring:** Bamboo, Carpet, Tile, Laminate  
**Pool Features:** None  
**Fireplace Features:** Family Room

**Patio And Porch Features:** Balcony, Permitted  
**Exterior Features:** Lighting, Playground  
**Heating:** Natural Gas  
**WaterSource:** Public



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## Fees & Taxes

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

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## Courtesy of

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



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