



**11369 DARBY**

11369 DARBY AVE, PORTER RANCH, CA 91326-2007

**\$1,399,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

CRMLS

## 11369 DARBY

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91326-2007

TWO on a Lot with APPROVED plans for an additional ADU! This beautifully updated and remodeled property offers the perfect blend of comfortable living and exceptional investment potential. Featuring a legally permitted ADU with separate addresses and meters, plus approved plans for an additional ADU, this property is ideal for developers, investors, or owner-occupants seeking an income-generating opportunity. The main residence offers 3 spacious bedrooms and 2 bathrooms, a large living room with a cozy fireplace, and an updated kitchen. Additional highlights include central A/C, a tankless water heater, scenic views, and generous living space throughout.

**Age: Over 50 Years Old,  
Sewer: Public**

**\$1,399,000**



The detached ADU, built in 2021 and currently generating rental income, provides approximately 400 sq. ft. of modern living space with 1 bedroom and 1 bathroom, soaring 9-foot ceilings, a mini-split system, newer appliances, a private entrance, and its own address and meter. With approved plans for an additional 2-story, 3-bedroom, 2.5-bath ADU, this property truly has it all! Enjoy a large backyard with mature fruit trees, perfect for outdoor living and entertaining. Located in a highly desirable neighborhood within a top-tier school district, this rare offering delivers multiple income streams, expansion potential, and long-term value.



