



20667 W BEECH

20667 W BEECH CIRCLE, PORTER RANCH, CA 91326

\$1,299,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Luxury Living in the prestigious guard-gated community of The Canyons at Porter Ranch - Pointe Collection, featuring the highly sought-after Senna Floorplan! Built in 2019 & ideally situated in a prime community location, this must-see home offers exceptional curb appeal & impressive upgrades including PAID OFF SOLAR PANELS, Flo by Moen Smart Water Monitor & Shutoff System, Nest thermostat, & custom luxury vinyl plank flooring throughout. Boasting 2,161 sq ft of beautifully designed living space, this residence features 4 bedrooms, including a convenient first-floor bedroom w/ customized closet built-ins & ceiling fans & full bath.

Garage Count: 2 Car Garage,
Sewer: Public,
Cooling: Central A/C,
Heating Type: Solar Power,
Water: City Water

\$1,299,000



The modern gourmet kitchen showcases stainless steel appliances including cooktop, stove, microwave, dishwasher, trash compactor, sink, & large Quartz Island overlooking the spacious family room & dining area. Two triple panel sliding doors provide abundant natural light & seamless access to the spacious private low-maintenance backyard. Outdoor amenities include an enclosed patio w/ mounted flat screen TV, recessed lighting, ceiling fan, pavers, vines, drip irrigation, & gated access- perfect for entertaining or relaxing. Upstairs features 3 additional bedrooms + large loft. The expansive primary suite offers coffered ceilings, recessed lighting, stylish ceiling fan, & custom barn door leading to the private bath complete with soaking tub, separate shower, & oversized walk-in closet with custom built-in shelving & drawer storage. Secondary bedrooms are generously sized with customized closet built-ins & ceiling fans and are conveniently located near the full bath with dual sinks & laundry room with utility sink. Additional highlights include epoxy coating at front entrance, 2-car side-by-side garage with epoxy flooring, storage cabinets, overhead storage racks, tankless water heater, Tesla EV charger with adaptor for other EVs, & MyQ functionality built in.



Residents enjoy exclusive access to resort-style amenities including beach-entry pool, spa, splash pad, cabanas, outdoor TVs, BBQs, & clubhouse. Ideally located across from award-winning K-8 Porter Ranch Community School & to the 50-acre Porter Ranch Community Park, plus just moments from The Vineyards at Porter Ranch featuring dining, shopping, fitness, medical services, movie theater, farmers market, & year-round events. Enjoy restaurants, boutiques shopping, beauty services, wellness studios, & grocery store conveniences. Welcome home to The Canyons at Porter Ranch!



