

11601 TAMPA #178

11601 TAMPA AVE, PORTER RANCH, CA 91326-1433

\$685,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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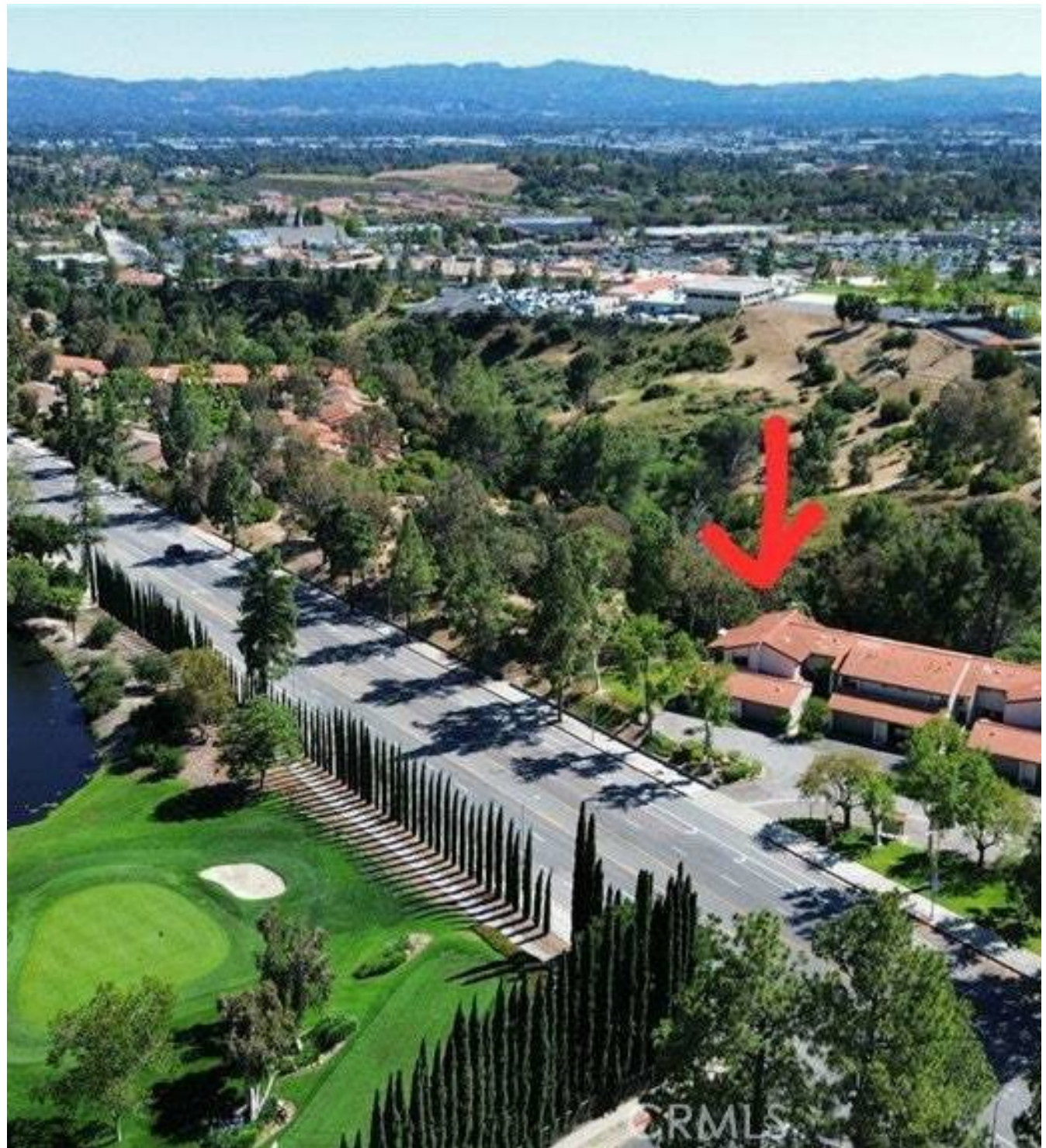
Beautifully remodeled two-story townhouse in the highly sought after neighborhood of Porter Ranch, offered for the first time on the market since built so the owner picked out this fabulous property, ideally situated in a prime end-unit location siding to a peaceful open grassy area. Step inside to a dramatic high-ceiling living room highlighted by a cozy gas-start fireplace and an abundance of natural light. Brand-new waterproof vinyl wood-like plank flooring flows throughout the entire home, complemented by fresh interior paint, new 4-inch base moldings, and updated light fixtures.

Age: 41-50 Years Old,
Garage Count: 2 Car Garage,
Sewer: Public

\$685,000



The dining area opens to the remodeled kitchen featuring new quartz countertops, refinished and repainted cabinetry with updated hardware, a new stainless-steel sink, and tasteful modern finishes throughout. This spacious floorplan offers nearly 1,400 square feet with 2 generously sized bedrooms, including a primary suite with amazing scenic views, loads of closet space plus a shared full bathroom but with separated sinks & toilets. The layout also includes the highly desirable optional downstairs 3rd bedroom/office space and a convenient 3/4 bathroom. Additional highlights include an exceptionally clean two-car garage with fresh paint, newly painted garage flooring, and a dedicated laundry area. Enjoy outdoor living with a cozy front patio accessed through sliding glass doors, while the tranquil rear patio offers relaxing west-facing views and beautiful sunsets. Located in an exceptional community north of Rinaldi, this home is close to The Vineyards at Porter Ranch featuring Whole Foods Market, AMC Porter Ranch 9, outstanding restaurants, a public library, post office, shopping, parks plus hiking trails as with nearby Limekiln Canyon Trail. Also conveniently located near top-rated schools, the prestigious Porter Valley Country Club, and easy access to the 118 Freeway.



A rare opportunity in one of Porter Ranch's most sought-after neighborhoods.



