



**20335 PASEO MERIANA**

PORTER RANCH, CA 91326

**\$740,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

CRMLS

# 20335 PASEO MERIANA

PORTER RANCH, CA 91326

Luxurious Porter Ranch townhouse in the prestigious guard-gated Las Brisas at Aldea. This former model home is a rare corner end unit offering privacy, style, & thoughtful upgrades throughout. Featuring 2 bedrooms, 2.5 bathrooms, & a customized loft, the home also includes a private gated porch and a spacious 2-car side-by-side garage with custom cabinetry by Closet World. The main level features a bright family room with Milgard windows, plantation shutters throughout, hardwood flooring, and a newly installed ceiling fan with updated hardware.

**Garage Count: 2 Car Garage,**  
**Sewer: Public,**  
**Cooling: Central A/C,**  
**Water: City Water**

**\$740,000**



The gourmet kitchen opens to the dining area with chandelier and showcases upgraded cabinetry, granite countertops with full backsplash, a large center island, & stainless steel appliances including double dishwasher, range/oven, microwave, and trash compactor. New kitchen lighting and updated hardware enhance both style and function. A private laundry area with side-by-side washer & dryer, additional cabinetry, & a powder room with new hardware and lighting complete the level. Electrical wiring has also been updated to support a fan/light combo. Upstairs, the spacious primary suite offers plantation shutters, a new ceiling fan, and direct access to a private balcony. The primary bathroom features marble countertops, travertine flooring, new medicine cabinet mirrors, updated lighting and hardware, and added shelving, along with a custom walk-in closet by Closet World with new carpeting. The versatile loft w/ plantation shutters & ceiling fan is ideal for a home office and separates the bedrooms. The secondary bedroom includes a newly upgraded closet with new doors and added shelving, plus a private bathroom w/ updated lighting & hardware. Additional upgrades include new carpeting in the stairwell & closet areas & new ceiling fans in both bedrooms.



Resort-style amenities including pool, spa, and beautifully maintained grounds. Ideally located near The Vineyards at Porter Ranch and Porter Ranch Community School K-8, this home offers exceptional convenience. The Vineyards is a premier open-air lifestyle center featuring dining, shopping, fitness, medical services, a movie theater, farmers market, and community events-creating a vibrant hub for everyday living. Enjoy a dynamic mix of popular restaurants, cafés, & eateries from casual bites to upscale dining, along with a full-service grocery store, boutique shopping, beauty services, & wellness studios, all in a setting designed for convenience and community connection.



