

Robert Mickalson

Single Family Residence Detached

Residential

RES

Closed Sale [26172 Twain Pl](#)

Tue, Dec 22, 2009 02:26 PM

Stevenson Ranch (SR)

Ref: 1

Price \$900,000*



Stevenson Ranch (STEV) Zip 91381-1116 TGNO [4550B6](#)
 Los Angeles County (LA) XSTS Hemingway to Kavanaugh Aerial Map

F1807165 [Media: 11](#) Builder Tract Vista Ladera (VLAD)
 Bed 5 Model (1)
 Baths 3 Style **Traditional** Stories **Two Levels** Floor 1 of 2
 View **City View, Hills View** HOA Dues \$ **36** Land + \$ **0** Lse/Yr \$
 ASqFt **3,318** Assessor YrBlt **1997** Assessor Land Fee
 ALotSize **49,187** Assessor Dim Acres **1.13**
 Prkng **Boat Parking, Direct Garage Access, Garage Attached, RV Possible**
 Garage, # cars Rem # Uncovered Spaces Cprt # Garages RV Acc Range \$:
3 A **No**
 Range Price Listing: **No**

THE LARGEST LOT IN STEVENSON RANCH!!! Unbelievable property, end of the culdesac location, views of the city and hills below, total privacy, flat usable acre in Stevenson Ranch! Pool/spa, basketball court, paved RV parking, huge grassy area. Inside is nice with open floorplan, wrought iron staircase, wood and travertine flooring downstairs, full bed/bath down, huge balcony off the master to enjoy the views + large loft up. Kitchen with granite counters and stainless appliances, built-in BBQ outside, flagstone hardscaping, LIKE NOTHING ELSE!
 Directions **Kavanaugh to Twain**
 Special Conditions: **Standard Sale/None**

Rooms

Bedrooms **Main Floor Bedroom** Living Rm **Living Room**
 Kitchen **Granite Counters** Dining **Formal Dining Rm, In Kitchen**
 Total Baths 3 Full Baths 3 3/4 Baths 0 1/2 Baths 0 1/4 Baths 0
 Baths Desc
 Other **Den/Office, Inside Laundry, Laundry on Upper Level, Loft**

Amenities

Pool **Gunite, In Ground, Private Pool** Spa **Private Spa, Gunite, In Ground** TV Firepl **Living Room / Gas Starter**
 Appliances **Built-In BBQ, Built-In Gas Range, Dishwasher, Garbage Disposal, Gas Oven, Microwave, Trash Compactor** Water Heater **Strapped Security** Other
 High or Mid-Rise Amenities

Interior

Heating **Central** Cooling **Central** Floors **Carpet - Partial, Travertine, Wood**
 Interior Misc **Crown Moldings**
 Disability Access **None**

Exterior/Structural

Roof **Concrete Tile** Entry Location **Ground Level - no steps** Common Walls **No common walls**
 Cond Plumbing Sprinklers **Front, Rear** Patio **Balcony(s), Covered Patio**
 Structures, Other Doors/Windows
 Exterior Construction **Stucco/Wood**

Lot Description

APNO **2826-078-021** Zoning Lot/Block/Tract **29//49762**
 Lot **Cul-De-Sac, Lot Shape-Irregular, Premium Lot, Street Paved, Street Public** Legal **CC&RS, Homeowners Association**
 Sewer **In Street** Water District/Public Water District Yard **Block Wall, Wrought Iron**
 Distance to Beach (miles)

Community/Association

HS Dist **Call L/O** Elemen Junior High Sch
 Amenities
 Units HOA Dues \$ **36 + \$ 0** Mello Roos Yes
 Land **Fee** Land Lse/Yr \$
 City Inspection Required **No** Builder's Name

Listing Activity

LP/SqFt **\$293.85** Orig Price \$ **1,200,000** Prev Price \$ **1,200,000** Current Price **\$975,000**
 Sold Price \$ **900,000** SP/SqFt \$ **271.25** COE/End Date: **11/20/2009**

Contact Information

Presented By: **Robert Mickalson**

DRE License: [1313126](#)

Preferred Phone: **661-964-1760**

Preferred Phone Ext:

Agent Direct Phone Number: **661-964-1760**

Agent Toll Free Phone Number:

Preferred Fax: **661-222-7007**

Mobile Phone: **661-373-2374**

Pager:
 Office Phone: **661-964-1600**

Voicemail: **661-964-1761**

Blog: [www.SantaClaritaRealEstateForum.com](#)

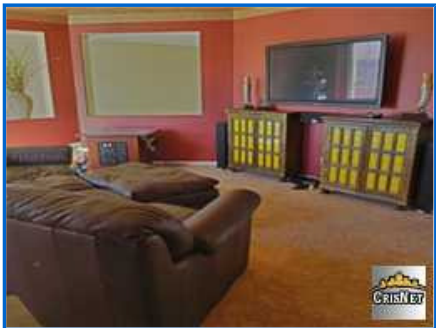
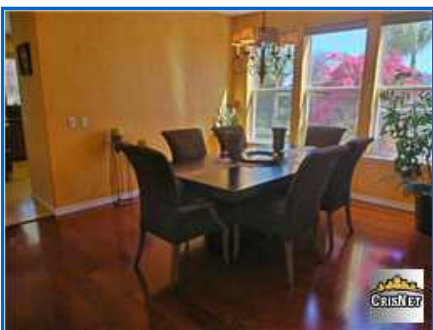
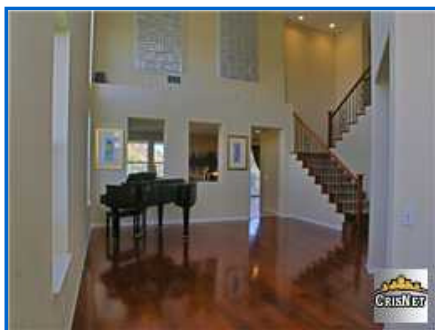
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Office Name: **Realty Executives**



MLS#: F1807165 - 26172 Twain



If a listing displays "Short Sale/Subj to Lender Approval***" then that listing has been identified by the seller and the listing broker as a "short sale". This means that, at the listed price, the proceeds from the sale may not be adequate to pay all liens and costs of sale. Any offer made that does not fully cover the existing amount(s) owed to the lienholder(s) plus the costs of sale could be subject to lienholder approval, which approval may be exercised at the sole and exclusive discretion of the lienholder(s). The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. © [Copyright](#), SoCalMLS®, Copyright, CRISNet Regional MLS®, Copyright,

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Robert Mickalson

Single Family Residence Detached

Residential

RES Closed Sale [26406 Valley Oak Ln](#)

Tue, Dec 22, 2009 02:26 PM

Ref: 2

Valencia (VAL)

Price \$1,120,000*



Valencia Westridge (VWES) Zip 91381-0743 TGNO [4550C5](#)
 Los Angeles County (LA) XSTS Black Oak Dr. Aerial Map

F1801046 [Media: 21](#) Builder Tract **Oakmont (OAKMT)**
 Bed 5 Model (0)

Baths 6 Style **Spanish, Traditional** Stories **Two Levels** Floor

View **Mountain View, View** HOA Dues \$ Land
250 + \$ 0 Lse/Yr \$

ASqFt **4,581** Assessor YrBlt **2004** Assessor Land Fee
 ALotSize **8,590** Assessor Dim Acres **0.2**

Prkng **Garage Attached**

Garage, # cars Rem # Uncovered SpacesCprt# Garages RV Acc Range \$:
4 A **No**

Range Price Listing: **No**

BEAUTIFUL VALENCIA OAKMONT WITH ALL THE RIGHT UPGRADES! Distressed wood floors, Italian marble, wolf & sub-zero appliances, granite in kitchen. Extensive moulding throughout, iron staircase, outstanding family room. Most popular floorplan with large bedrooms and attached baths, large courtyard with double sided fireplace. Huge deck off of master suite w/ with 180 degree views, awesome upstairs bonus room, pool with water slide, spa with 5 1/2 foot full-immersion whirlpool. Backyard is larger than it appears, large side yards on both sides of property. - **BETTER THAN THE MODEL!**

Directions **Valencia Bl. to Heritage View Lane to Oak Meadow to Valley Oak**

Special Conditions: **Short Sale/Subj to Lender Approval****

Rooms

Bedrooms **Main Floor Bedroom, Master Suite, Sitting Room/Area, Walk- Living Rm**

In Closet

Kitchen **Granite Counters, Island, Open to Family Room** Dining **Formal Dining Rm, In Kitchen, Kitchen Island**

Total Baths 6 Full Baths 5 3/4 Baths 0 1/2 Baths 1 1/4 Baths 0

Baths Desc

Other **Bonus Room, Individual Laundry Room, Inside Laundry**

Amenities

Pool **Gunitite, In Ground, Private Pool, Water Slide** Spa **Private Spa, Gunitite, In Ground** TV Firepl **Family Room, Living Room, Master Bedroom, Patio/Outdoors / Uses Both Gas & Wood**

Appliances **Built-In Gas Range, Convection Oven, Dishwasher, Double Oven, Water** Other

Garbage Disposal, Gas Oven, Microwave, Refrigerator Heater Security

High or Mid-Rise Amenities

Interior

Heating **Central, Forced Air** Cooling **Central** Floors **Carpet - Partial, Ceramic Tile, Wood**

Interior Misc

Disability Access **None**

Exterior/Structural

Roof **Spanish Clay Tile** Entry Location **Ground Level - no steps** Common Walls
 Cond Plumbing Patio
 Structures, Other Sprinklers Doors/Windows

Exterior Construction **Stucco/Wood**

Lot Description

APNO **2826-145-037** Zoning Lot/Block/Tract **51//45433**

Lot Legal **CC&RS, Homeowners Association**

Sewer **In Street** Water **District/Public** Water District Yard **Block Wall**

Distance to Beach (miles)

Community/Association

HS Dist **Other** Elemen Junior High Sch

Amenities **Assoc Club Hse/Rec Facility, Assoc Fee Incl On Site Security Guard** Mello Roos No

Units HOA Dues \$ **250 + \$ 0**

Land Fee Land Lse/Yr \$

City Inspection Required **No** Builder's Name

Listing Activity

LP/SqFt **\$251.04** Orig Price \$ **1,688,800** Prev Price \$ **1,388,000** Current Price **\$1,150,000**

Sold Price \$ **1,120,000** SP/SqFt \$ **244.49** COE/End Date: **11/18/2009**

Contact Information

Presented By: **Robert Mickalson**

DRE License: [1313126](#)

Preferred Phone: **661-964-1760**

Preferred Phone Ext:

Agent Direct Phone Number: **661-964-1760**

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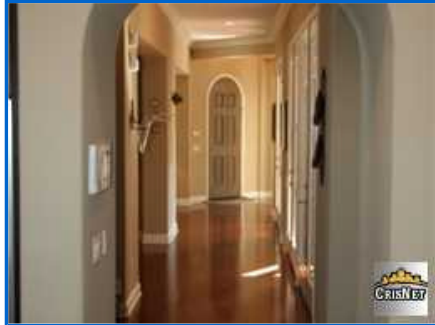
MLS#: F1801046 - 26406 Valley Oak



Italian inspired style home with great curb appeal.



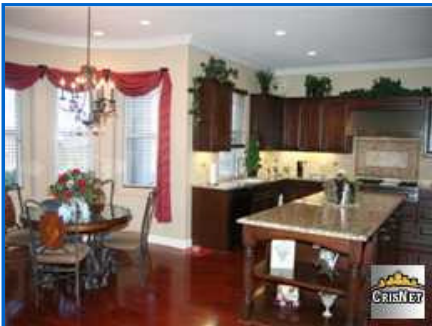
Panoramic Views from master bedroom balcony.



Elegant hallway that leads from foyer entrance to the kitchen.



Formal Dining Room with fireplace and connecting Butler area.



True gourmet kitchen with spacious eating area.



Kitchen view of appliances and tiled back splash area over stove.



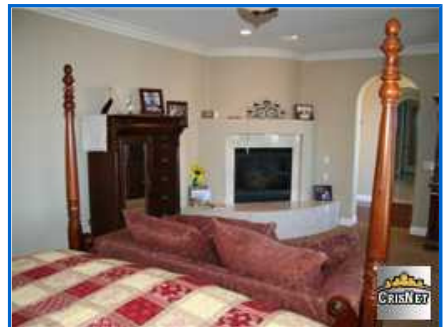
View from Kitchen into family room and connecting courtyard and patio.



Spacious decorator sharp master with views.



Sitting area within Master Bedroom.



Cozy Fireplace in Master Bedroom.



Large Master Bath with Mirrored Walls above custom counters.



Oversized tiled shower in Master Bath.



Deep Immersion Spa with waterfall into pool.



View from pool with water slide to spa area under covered patio.



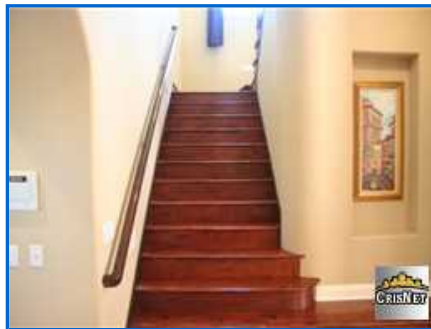
Alternate patio view.



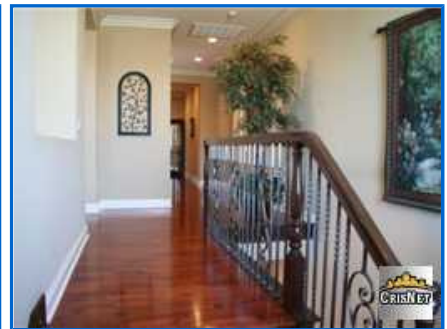
Alternate patio view.



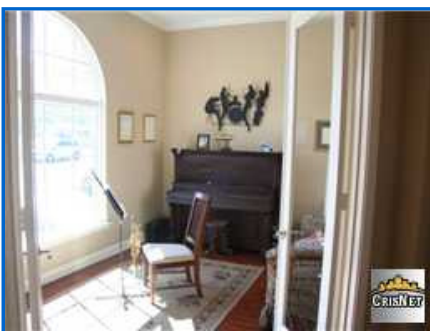
Butler area between formal dining room and kitchen.



Elegant Stair Case leading to bedroom and loft.



Hallway leading to bedrooms




Retreat area at front entrance could be library or sitting room.

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Robert Mickalson **Residential** Tue, Dec 22, 2009 02:26 PM Ref: 3
Single Family Residence Detached RES Closed Sale [26632 Oak Terrace Pl](#) **Valencia (VAL)** Price \$1,175,000*

Valencia Westridge (VWES) Zip **91381-0742** TGNO [4550B5](#)
Los Angeles County (LA) **XSTS Valencia Blvd / Heritage View** Aerial Map 



F1814562 [Media: 20](#) Builder Tract **Oakmont (OAKMT)**
 Bed **4** Model **(0)**
 Baths **5** Style **French Country** Stories **Two Levels** Floor
 View **City Lights View, City View** HOA Dues \$ **250 + \$ 0** Land Lse/Yr \$
 ASqFt **4,156** Assessor YrBlt **2003** Assessor Land Fee
 ALotSize **11,343** Assessor Dim Acres **0.26**
 Prkng **Direct Garage Access, Driveway**
 Garage, # cars **3** Rem # Uncovered Spaces Cprt # Garages RV Acc Range \$:
 Range Price Listing: **No**

This is the Oakmont everyone has been waiting for! This lavish pool home is located at the top of Oak Terrace behind guard gates. It is truly one of a kind. The large yard is over a quarter acre and hosts a beautiful flag stone pool and spa and still has a great yard for the kids to play. If you are looking for a view, you have found it! There are unobstructed views from most areas in the home. The upper level has large windows with city views from the hallway, loft, and master bedroom. Again, one of a kind! Other features include granite kitchen countertops, stone master bath and shower, outside fireplace and a large downstairs bedroom that opens into the courtyard and much more!
 Directions **Valencia Blvd. to Heritage View. Right on Oak Meadow, Straight to Valley Oak, Left on Pine Oak, Right on Oak Terrace.**
 Special Conditions: **Standard Sale/None**

Rooms

Bedrooms **Main Floor Bedroom, Master Bedroom Balcony, Master Suite** Living Rm **Living Room**
 Kitchen **Gourmet Kitchen** Dining **Breakfast Counter/Bar, Breakfast Nook, Eating Area, Family Room, Formal Dining Rm, Kitchen Island**
 Total Baths **5** Full Baths **4** 3/4 Baths **0** 1/2 Baths **1** 1/4 Baths **0**
 Baths Desc
 Other

Amenities

Pool **Assoc Pool, Fenced, Gunite, Heated & Filtered, Heated with Gas, In Ground, Private Pool, Safety Fence** Spa **Private Spa, Assoc Spa, Gas Heated** TV
 Firepl **Family Room, Master Bedroom / Gas Starter**
 Appliances Water Heater Other
 High or Mid-Rise Amenities Security **Gated Community with Guard**

Interior

Heating **Central** Cooling **Central** Floors **Carpet - Partial, Ceramic Tile**
 Interior Misc
 Disability Access **None**

Exterior/Structural

Roof **Concrete Tile** Entry Location **Ground Level w/steps** Common Walls
 Cond Plumbing Patio **Patio**
 Structures, Other Sprinklers Doors/Windows
 Exterior Construction **Stucco**

Lot Description

APNO **2826-144-022** Zoning Lot/Block/Tract **59//45433**
 Lot **Cul-De-Sac** Legal
 Sewer **In Street** Water **District/Public** Water District Yard
 Distance to Beach (miles)

Community/Association

HS Dist **William S. Hart Union High School District** Elemen **buyer to check** Junior **buyer to check** High Sch **buyer to check**
 Amenities
 Units HOA Dues \$ **250 + \$ 0** Mello Roos No
 Land Fee
 City Inspection Required **No** Builder's Name

Listing Activity

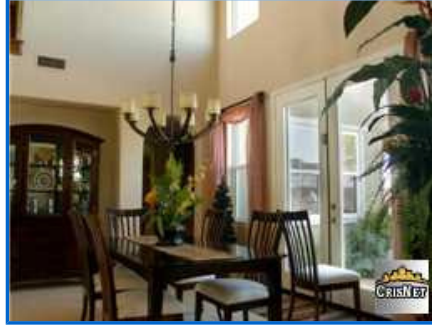
LP/SqFt **\$309.91** Orig Price \$ **1,395,000** Prev Price \$ **1,395,000** Current Price **\$1,288,000**
 Sold Price \$ **1,175,000** SP/SqFt \$ **282.72** COE/End Date: **11/18/2009**

Contact Information

Presented By: **Robert Mickalson** DRE License: [1313126](#) Preferred Phone: **661-964-1760**
 Preferred Phone Ext: Agent Direct Phone Number: **661-964-1760** Agent Toll Free Phone Number:
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 Primary e-mail address: Info@TheScvAgents.com Website address: [www.TheScvAgents.com](#) Office Name: **Realty Executives**



MLS#: F1814562 - 26632 Oak Terrace





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