



27008 Declaration Rd, Valencia, CA 91381

- » Beds: 3 | Baths: 3 Full, 1 Half
- » MLS #: SR25159253
- » Single Family | 2,481 ft<sup>2</sup> | Lot: 41,985 ft<sup>2</sup> (0.96 acres)
- » More Info: [27008DeclarationRd.IsForSale.com](https://www.27008DeclarationRd.IsForSale.com)



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**CHRISTIE'S**  
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**RARE OPPORTUNITY!!** Buyer option: 2.625% fixed assumable loan of \$642,000 (not required, new financing or cash acceptable too). Near new (2021), Lennar built home in Five Point neighborhood. Enjoy all the community amenities: multiple community pools, lounge, playgrounds, garden center, and trails. Immaculate home ready to move right in with all three bedrooms upstairs each with their own ensuite bathroom. Impressive and private primary suite including a large closet and huge, luxurious ensuite bathroom featuring double vanities, soaking tub, and spacious shower. Gorgeous chef's kitchen with large center island. Upgraded flooring and finishes throughout. Attached 2-car garage with driveway. Private backyard perfect for bbq and entertaining. Private, corner lot!! Just a few minutes from shopping, dining, entertainment, Magic Mountain and more. Great for investment also with market rents \$5,000-\$5,500/month. First showings Sat and Sun Open House, 2-5pm.

