

17004 Canvas Street

FEATURES & AMENITIES

PROPERTY

No HOA or Mello Roos
Mountain views from back
Potential for extending backyard with decking or terracing

INTERIOR OVERVIEW

2 of 3 baths remodeled
Large windows
3 Sliding doors
Vaulted and pitched ceilings
Some recessed lighting

FOYER

Oak wood natural-finish door
Open to Living Room and Family Room
Raised with iron and wood railing
4-light chandelier

LIVING ROOM

Step-down from Foyer
Vaulted ceiling

DINING ROOM

Built-in buffett cabinet with mirror
6-light candelabra chandelier

DEN/OFFICE

Double French doors
Sliding door to backyard

KITCHEN

Open to Family Room
Painted wood cabinets, tall pantry
Tile countertops
Appliances

- Kenmore 36" side-by-side fridge with ice and water dispenser
- GE 36" gas 5 burner range with oven and drawer
- GE microwave hood
- Frigidaire dishwasher

Counter-bar seating for 3

FAMILY ROOM

Step-down from Foyer
Sliding door to back patio
Brick wood-burning fireplace with screen and gas starter
Nook bar with sink, wood cabinets, and laminate countertop

DOWNSTAIRS GUEST BEDROOM

Off Hall from Family Room to Garage
Closet

DOWNSTAIRS BATH

Remodeled
36" Vanity with marble countertop
Satin nickel accessories
Framed mirror
3-light Vanity satin nickel light bar
Tile backsplash
Shower over tub with tile tub surround

UPSTAIRS

PRIMARY BEDROOM & ENSUITE BATH

Pitched ceiling
Separate toilet room
Tiled stall shower with glass door
Chrome fixtures and accessories
Frameless mirror
Mirrored medicine cabinet
2 Closets

3 ADDITIONAL BEDROOMS

HALL BATH (DUAL ACCESS)

Remodeled
Separate toilet room with window
Shower over tub
2 Separate single-sink vanities
Accent tile backsplashes
Chrome fixtures and accessories
2 Framed mirrors
Dual mirrored medicine cabinets

LOFT (WELLNESS, STUDY, FUTURE LAUNDRY)

Peekaboo opening overlooks Living Room
Closet

2 CAR GARAGE

New vinyl garage door with opener
Laundry hook-ups
Door to side yard
Attic storage

SYSTEMS

Plumbing: copper and galvanized supply lines
Sewer Line: ABS, clay
Water Heater: 50-gal Rheem Water Heater with expansion tank 2015
HVAC: Central heating and air conditioning, 2 systems: Lennox heater 2024 and compressor 2024; Ruud heater 1989 and compressor 1991
Electrical: 200Amp I T E panel
Roof: Concrete tiles
Security: Ring doorbell

GROUND

Views of Golden Valley Ranch Open Space
0.26-acre lot with roughly 2/3 flat then sloped downward across rear
Low maintenance landscape
Fan palms, cactus, and trees
Shed
Gated, fully-fenced back yard
Utilities underground
Fiberoptics installation by Aspire Fiber is expected to be completed Oct 2026

COMMUNITY

Schools: High-rated public schools
Local green spaces: Canyon Country Park, Todd Longshore Park, and Placerita Nature Center
Nearby sports and recreation: Santa Clarita Aquatic Center, Trek Bike Park, Santa Clarita Skate Park
Hiking: Skyline Ranch Walking Trail
Shopping and Dining: along Soledad Canyon Road
Easy freeway access