

# 16235 VALLEY RANCH RD | CANYON COUNTRY

\$763,350 | 3 BED + 3 BATH | 2,098 SQFT



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**AB** THE ALTMAN BROTHERS TEAM  
CREATED 51874316

**Douglas Elliman** REAL ESTATE  
EST. 1911

16235 Valley Ranch Rd  
Canyon Country CA 91387

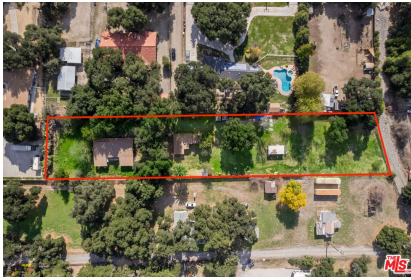
3  
Beds

Baths 3  
(3F 0T 0H 0Q)

2,098 Sqft  
Appraiser

Single Family  
LP: \$763,350

Incomplete



|                     |                        |
|---------------------|------------------------|
| Area                | 1685 Sand Canyon       |
| Subdivision         |                        |
| Sold Price/SqFt     |                        |
| List Price Per Sqft | \$363.85               |
| Lot Size            | 51,306/Vendor Enhanced |
| HOA Fee 1 & 2       |                        |
| MLS#                | INCOMPLETE             |
| APN                 | 2840-012-008           |

**Directions :** Sand Canyon Rd Exit - Sand Canyon to Valley Ranch, turn right.

**Remarks :** Discover an extraordinary opportunity in prime Santa Clarita - an exceptionally rare property situated on over an acre of beautifully private land, offering incredible potential for investors, developers, or those seeking a peaceful multi-home retreat. Surrounded by mature trees and tucked behind a private driveway, this hidden gem provides remarkable seclusion while remaining close to local conveniences. The estate features two separate residences: the main home, approximately 1,416 sq. ft., offers a warm and inviting layout with a kitchen featuring a breakfast bar, a formal dining area, and a cozy fireplace; the second home, approximately 686 sq. ft., is ideal for extended family, rental income, guest accommodations, or an onsite caretaker. With over an acre of land, the possibilities are exceptional - build a stunning new single-family estate, expand the existing homes, or create a one-of-a-kind compound, all while enjoying the surrounding natural beauty and privacy. Whether you're an investor or a visionary homeowner, this property presents a rare chance to craft something truly remarkable in one of Santa Clarita's most desirable locations.

**Agent Remarks :** Buyer to verify square footage (lot and structure) and all MLS information. Broker and Broker's agents do not represent or guarantee accuracy of the square footage, bedroom/bathroom count, lot size or lot lines/dimensions, permitted or un-permitted spaces, school boundary lines or eligibility, or other information concerning the conditions or features of the property. Buyer is advised to independently verify the accuracy of all information.

**Showing Remarks :** For all showings or questions, please text 949 486 9061.

| Community/Development             | Structure Info                                  | Contract Info                        |
|-----------------------------------|-------------------------------------------------|--------------------------------------|
| <b>Tax Mello Roos</b>             | <b>Year Built/Source</b> 1943 / Vendor Enhanced | <b>List Date</b> 11-19-2025          |
| <b>Complex/Assoc Name</b>         | <b>Stories</b> 1                                | <b>List Price</b> \$763,350          |
| <b>Complex/Assoc Phone</b>        | <b>Attached/Detached</b> Detached               | <b>Orig List Price</b> \$0           |
| <b>Assoc Amenities</b>            | <b>Guest House</b>                              | <b>Sale Type</b> Standard            |
| <b>Assoc Fees Include</b>         | <b>PUD</b>                                      | <b>Listing Type</b> Exclusive Right  |
| <b>Assoc Pet Rules</b>            | <b>Sewer</b>                                    | <b>Disclosure</b> None               |
| <b>Community Features</b>         | <b>Style</b> Other                              | <b>Seller Concessions?</b> No        |
| <b>Rental Restrictions</b>        | <b>View</b> Trees/Woods                         | <b>Scope Of Service</b> Full Service |
| <b>Short Term Rentals</b>         | <b>Security</b>                                 | <b>Co-Ownership</b> No               |
| <b>Short Term Rental Duration</b> | <b>Dir Faces</b>                                |                                      |
| <b>Builders Tract Code</b>        | <b>Prop Condition</b>                           |                                      |
| <b>Builders Model Code</b>        | <b>Entry Floor #</b>                            |                                      |
| <b>Builders Model Name</b>        | <b>Maid's</b>                                   |                                      |
| <b>Builders Name</b>              | <b>Prop Subtype</b> Single Family               |                                      |
| <b>Mgmt. Co. Name</b>             | <b>Levels</b> One Level                         |                                      |
| <b>Mgmt. Co. Phone</b>            |                                                 |                                      |
| <b>Oth. Mgmt. Co. Name</b>        |                                                 |                                      |
| <b>Oth. Mgmt. Co. Phone</b>       |                                                 |                                      |

|                                                  |
|--------------------------------------------------|
| <input type="checkbox"/> Accessory Dwelling Unit |
| This listing does not have any ADU.              |

| Land/Lot Info              | Parking Details                     | Sale/Sold Info            |
|----------------------------|-------------------------------------|---------------------------|
| <b>Zoning</b> SCNU4        | <b>Parking Type</b> Covered Parking | <b>Contract Date</b>      |
| <b>Land Type</b>           | <b>Total Spaces</b> 0               | <b>Sold Date</b>          |
| <b>Land Lease Purchase</b> | <b>Covered Spaces</b>               | <b>Sold Price</b>         |
| <b>Horse Property</b>      | <b>Uncovered Spaces</b>             | <b>Sold Price/SqFt</b>    |
| <b>Lot Acreage</b> 1.178   | <b>Garage Spaces</b>                | <b>Sale Terms</b>         |
| <b>Special Zone</b>        | <b>Carport Spaces</b>               | <b>SP/LP</b>              |
| <b>Addl Parcel</b>         | <b>Remote Controls</b>              | <b>Concessions Amount</b> |
| <b>Lot Dimen</b>           |                                     |                           |
| <b>Lot Descr.</b>          |                                     |                           |
| <b>Lot Location</b>        |                                     |                           |

| Interior Features                       | Exterior Features |
|-----------------------------------------|-------------------|
| <b># Fireplaces/Details</b> Living Room | <b>Pool</b> No    |
| <b>Furnished</b> Unfurnished            | <b>Spa</b> None   |