

\$774,000 - 16256 Horace Street, Granada Hills

MLS® #225001499

\$774,000

3 Bedroom, 2.00 Bathroom, 1,567 sqft
Residential on 0 Acres

Not Applicable - 1007242, Granada Hills,

This beautiful end of the cul-de-sac property backs to the magnificent, and now flowing, Bull Creek in the highly desirable northeast valley area of Granada Hills. It is not staged; it is not turnkey, but it was tenant occupied and close to plug and play for the investor. For the end user, you can make it your own little nirvana. The property was on the market last year, with the tenant in place, she is now gone. For the investor, the super site Zillow 'Zestimates' the rent at \$3,977 per month. We have attached the termite report, natural hazards report, preliminary title report, available permits, certificate of occupancy (LADBS), water conservation retrofit report, lead based paint report and remediation performed and, of utmost importance, a complete property inspection report from the highly respected and well-known LaRocca Inspection Associates. Might need to update those, like I said, it was on the market before. Hard to say what, if anything, has changed. The property is being sold in as-is, where-is condition and the buyer is to be responsible for termite clearance and retrofit items, if required, and desired by purchaser or their lender. The roof is pitched composite, foundation is raised, garage is a separate structure, and the drive is concrete and humongous. Plenty of parking for additional vehicles or recreational vehicles, etc. The backyard is gated and fenced and features a large, concrete patio partially covered with an awning. There was an additional porch patio area at the southwest



corner of the main structure. It has been enclosed and actually resembles the rest of the structure, looks like a very decent job (though I am not an expert), and the room is being used as an office/bonus room. We did not find any permits for the enclosure. The garage is detached and along a wall shared with the northside neighbor. Why mention that? Because the neighbor's trees caught on fire at some point in the past and cooked that side of the garage roof a bit. You should check that out, it's good advice. There seems to be huge potential for an additional dwelling unit, or two, or three. Call that a guess, I don't really know what those are, or how to get one. Whether a buyer or investor, that could be the play and you should, for sure, look into it. Oh, and let me know what you find out. There are window air conditioners but there is also a central air compressor located in the back which may be more useful as a boat anchor than a cooling device. You will want to have someone look at that as well, also good advice. The hardwood floors, which appear to be original, have been refinished and stained with something that resembles a walnut finish. Dark brown, which looks really, really nice. Very warm and cozy, if you will. Kitchen and bathrooms have linoleum type covering. I predict replacement of that is in the buyer's future. You may notice the truly amazing access to the 118 freeway. Residents can sit back with a cold drink and enjoy the soothing hum of interstate travel while taking in the Bull Creek waterfront and colorful work performed by local artisans. This is an amazing opportunity for first time home buyers or seasoned investors. It is not perfect, what is? However, it has been maintained by an experienced investor/owner who clearly cared about a tenant's well-being and enjoyment. It is a fabulous starting point. Just fabulous.

Built in 1956

Essential Information

MLS® #	225001499
Price	\$774,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,567
Acres	0.18
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Todd Schwartz
Listing Office	Summit Realty Inc

Community Information

Address	16256 Horace Street
Area	GH - Granada Hills
Subdivision	Not Applicable - 1007242
City	Granada Hills
County	Los Angeles
Zip Code	91344

Amenities

Parking Spaces	2
Parking	Garage, Concrete, Door-Single, Guest, RV Potential
# of Garages	2
Garages	Garage, Concrete, Door-Single, Guest, RV Potential

Exterior

Exterior	Stucco
Lot Description	Cul-De-Sac, Landscaped, Sprinklers Timer, Sprinkler System
Construction	Stucco
Foundation	Raised

Interior

Interior Features	Separate/Formal Dining Room
Appliances	Dishwasher, Gas Water Heater, Range Hood, Gas Cooking
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	March 27th, 2025
Days on Market	28
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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