

# \$1,099,995 - 12480 Nugent Drive, Granada Hills

MLS® #25499397

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**\$1,099,995**

4 Bedroom, 2.00 Bathroom, 2,027 sqft

Residential on 0 Acres

N/A, Granada Hills,

Tucked away in a quiet, tree-lined street, this warm and inviting home is the perfect blend of comfort and character. From the moment you arrive, the charming curb appeal welcomes you with lush greenery and a private driveway leading to an attached two-car garage. Inside, vaulted ceilings and oversized windows flood the spacious living room with natural light, creating an airy, open feel. A cozy fireplace anchors the space, making it the ideal spot to gather and unwind. The kitchen is bright and functional, featuring large countertops, ample cabinet space, and a seamless flow to the beautiful backyard oasis. Step outside to a serene patio surrounded by lush landscaping, perfect for enjoying your morning coffee or hosting intimate gatherings. This home offers a peaceful retreat while being close to shopping, dining, and all the best that LA has to offer. If you're looking for a place that feels like home the moment you walk in, this is it.



Built in 1973

## Essential Information

MLS® #	25499397
Price	\$1,099,995
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,027
Acres	0.42

Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Martin Ruskov
Listing Office	Equity Union

### **Community Information**

Address	12480 Nugent Drive
Area	GH - Granada Hills
Subdivision	N/A
City	Granada Hills
County	Los Angeles
Zip Code	91344

### **Amenities**

Parking Spaces	3
View	Mountain(s), Peek-A-Boo
Pool	None
Security	Security Gate

### **Exterior**

Exterior	Stucco
Lot Description	Flag Lot
Windows	Plantation Shutters
Construction	Stucco

### **Interior**

Interior	Carpet, Tile, Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room
Appliances	Dishwasher, Electric Cooktop, Disposal, Microwave, Oven, Refrigerator
Heating	Central
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	51
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

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