

\$4,449 - 16422 Simonds Street, Granada Hills

MLS® #25508965

\$4,449

3 Bedroom, 3.00 Bathroom, 1,498 sqft

Residential Lease on 0 Acres

N/A, Granada Hills,

At the end of a quiet cul-de-sac, your peaceful rental retreat awaits - 16422 Simonds St. This well-maintained 1956 traditional ranch with 3 bedrooms and 2 bathrooms along with a family room is situated on a massive lot with nature abound. Those looking for an ideal plan with incredible outdoor areas in a private setting will appreciate this mid-century home with updates. The entry foyer separates the living area from the sleeping area. The living room with gas fireplace has access to the tranquility of the back yard. The large kitchen with beautiful natural light includes plenty of storage and equipped with a stove, refrigerator, microwave and dishwasher. There is a small center island for extra workspace. The kitchen accommodates a spacious eating area. A formal dining room is footsteps away from the kitchen. The laundry room off of the kitchen area includes large side-by-side washer and dryer units and access to the side yard with BBQ and the family room. The non-permitted converted garage is now a large family room with a built-in sound system, custom built-in storage and an extra half bath. The family room includes a HVAC split system. The sleeping area includes a primary bedroom with ensuite bathroom with shower stall. Custom closet organizers are found in all three bedrooms. The shared main bathroom has a shower over tub set-up. Central air conditioning and heat along with ceiling fans will keep your lifestyle comfortable. The expansive covered patio with sound system



invites outdoor entertaining with panoramic views of the mountains. Enjoy the yard with fig, mulberry and citrus trees, flowering plants, a rose bed and grape vines producing tender leaves. Take advantage of the outdoor BBQ on the side of the house with access to the kitchen. Envelop in pretty surroundings and the tranquility of nature in a fairly private setting. Gardener included. Driveway parking can accommodate three cars and there is ample street parking.

Built in 1956

Essential Information

MLS® #	25508965
Price	\$4,449
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,498
Acres	0.27
Year Built	1956
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Manvel Tabakian
Listing Office	Sotheby's International Realty

Community Information

Address	16422 Simonds Street
Area	GH - Granada Hills
Subdivision	N/A
City	Granada Hills
County	Los Angeles
Zip Code	91344

Amenities

Utilities	Trash Collection, Gardener
Parking Spaces	3
Parking	Driveway
Garages	Driveway
View	Hills
Pool	None
Security	Smoke Detector(s)

Interior

Interior	Laminate
Interior Features	Separate/Formal Dining Room, Eat-in Kitchen
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Barbecue, Dryer, Oven, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

Additional Information

Date Listed	March 10th, 2025
Days on Market	10
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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