

# **\$1,299,999 - 12320 Nugent Drive, Granada Hills**

MLS® #25543433

**\$1,299,999**

4 Bedroom, 3.00 Bathroom, 2,641 sqft

Residential on 0 Acres

N/A, Granada Hills,

This beautifully maintained 4 bedroom, 3 bathroom home with a pool is tucked away in one of Granada Hills' most desirable neighborhoods. With over 2,600 square feet of living space, this entertainer's paradise offers an ideal blend of comfort, functionality, and modern living. As you step inside, you're welcomed by a bright and airy living room with soaring vaulted ceilings and a cozy fireplace. Just beyond, a formal dining area provides the perfect setting for the avid host who loves to gather friends and family. The thoughtfully designed kitchen features granite countertops, stainless steel appliances, a breakfast bar, walk-in pantry, and a sunny breakfast nook. Adjacent to the kitchen, the inviting family room includes a second fireplace with direct access to the backyard, creating a seamless indoor-outdoor flow. One bedroom is conveniently located on the first floor near the living room ideal for guests or a home office. Upstairs, the spacious primary suite features cathedral ceilings, a private retreat area, and a generous ensuite bathroom with dual vanities. Two additional upstairs bedrooms and a full bathroom complete the upper level. Outside, enjoy your own private backyard oasis with a sparkling in-ground pool and spa, surrounded by a generously sized yard with lots of greenery - perfect for relaxing, barbecuing, or entertaining under the Southern California sun. Additional features include dual-zone central heat and air, a tankless water heater, side-by-side washer and dryer, attached 3-car



garage, and a recently installed roof. The home also offers recessed lighting and classic plantation shutters throughout. Located on a quiet residential street, this move-in-ready home is just minutes from shopping, dining, schools, and major commuter routes.

Built in 1978

## Essential Information

MLS® #	25543433
Price	\$1,299,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,641
Acres	0.33
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Nicholas Shepherd
Listing Office	Keller Williams Los Angeles

## Community Information

Address	12320 Nugent Drive
Area	GH - Granada Hills
Subdivision	N/A
City	Granada Hills
County	Los Angeles
Zip Code	91344

## Amenities

Parking Spaces	4
Parking	Garage, Garage Door Opener, Direct Access, Driveway, Private, Storage
# of Garages	2
Garages	Garage, Garage Door Opener, Direct Access, Driveway, Private, Storage
View	Pool

Has Pool	Yes
Pool	Heated, In Ground, Private
Security	Smoke Detector(s)

## Exterior

Roof	Composition, Shingle
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## Interior

Interior	Carpet, Tile, Wood
Interior Features	Ceiling Fan(s), Walk-In Closet(s), Walk-In Pantry
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Gas Starter
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	May 29th, 2025
Days on Market	26
Zoning	LARA
Short Sale	N
RE / Bank Owned	N

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