

# \$1,360,000 - 12861 Titian Avenue, Granada Hills

MLS® #25628453

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## \$1,360,000

5 Bedroom, 2.00 Bathroom, 2,468 sqft  
Residential on 0 Acres

N/A, Granada Hills,

Nestled in the prestigious Highlands of Granada Hills, this beautifully updated single-story home offers 5 bedrooms and a thoughtful floor plan designed for both comfort and style. A skylight and expansive sliding doors fill the living room with natural light, creating a bright, airy gathering space that seamlessly connects indoors and out. The remodeled kitchen serves as the heart of the home, showcasing a spacious walk-in pantry, stunning waterfall countertop, and premium stainless steel appliances including a double oven and Wolf gas range. The primary suite offers a peaceful retreat with a walk-in closet and a fully renovated ensuite bathroom featuring a smart mirror and modern finishes. The second bathroom has also been recently renovated with stylish upgrades. Four additional bedrooms provide flexibility for family, guests, or a home office. Step outside to a serene backyard with a covered patio and fruit trees yielding tangerines, grapefruit, and sweet lemons - perfect for relaxing or entertaining. Recent upgrades, including dual-pane windows, plumbing and sewer line improvements, and a newer roof and A/C system, highlight the home's exceptional care and quality. Located near Knollwood Country Club, O'Melveny Park, and top-rated schools such as Van Gogh Charter Elementary and Robert Frost Middle, this home beautifully combines lifestyle, location, and value into one outstanding offering. \*\*\*Current owners have a 4.9% VA loan that may be assumable for a



VA-eligible buyer

Built in 1965

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 25628453                |
| Price          | \$1,360,000             |
| Bedrooms       | 5                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 2,468                   |
| Acres          | 0.19                    |
| Year Built     | 1965                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Mid-Century Modern      |
| Status         | Closed                  |
| Listing Agent  | Matthew Aprea           |
| Listing Office | Compass                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12861 Titian Avenue |
| Area        | GH - Granada Hills  |
| Subdivision | N/A                 |
| City        | Granada Hills       |
| County      | Los Angeles         |
| Zip Code    | 91344               |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Parking Spaces | 2                           |
| Parking        | Door-Multi, Garage, Private |
| # of Garages   | 2                           |
| Garages        | Door-Multi, Garage, Private |
| Pool           | None                        |

### Interior

|                   |                   |
|-------------------|-------------------|
| Interior          | Laminate, Stone   |
| Interior Features | Walk-In Closet(s) |

|            |  |
|------------|--|
| Appliances | Microwave, Dryer, Washer, Refrigerator, Vented Exhaust Fan, Water Purifier |
| Heating    | Central  |
| Cooling    | Central Air  |
| Fireplace  | Yes  |
| Fireplaces | Gas, Living Room   |
| Stories    | One  |

### **Additional Information**

|                 |                     |
|-----------------|---------------------|
| Date Listed     | December 15th, 2025 |
| Days on Market  | 45                  |
| Zoning          | LARS                |
| Short Sale      | N                   |
| RE / Bank Owned | N                   |

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