

# **\$799,950 - 10519 Yarmouth Ave Avenue, Granada Hills**

MLS® #GD24255715

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## **\$799,950**

3 Bedroom, 2.00 Bathroom, 1,253 sqft  
Residential on 0 Acres

N/A, Granada Hills,

Attention First Time Buyers, Investors, Contractors....now is your opportunity to own this charming Granada Hills home on large lot! 3 restfull bedrooms, one is a primary suite, 1.75 baths, with attached 2 car garage. Owner converted most of the garage to a room, not permitted, with closet, window and separate entrance. This may be converted back to garage, or Buyer may decide to check with city regarding regulations on a possible ADU conversion. Long driveway accommodates some extra parking spaces. Sunny galley style spacious kitchen with beautiful granite counter tops, contemporary cabinetry, and neutral colored tile flooring. Kitchen has room for a dining table. Enjoy direct access from the kitchen slider doors to the long covered patio, providing indoor outdoor dining and entertaining...while enjoying the large back yard with several fruit trees, one is producing orange tree. Patio has room to accommodate possibly a spa/hot tub for relaxing after a long day. Laminated flooring in LR and bedrooms, recessed lighting, central air and heat. This home is minutes to California State University in Northridge. Plus located within it's boundary is Granada Hills charter High School. Create the backyard of your dreams, have a garden, expand on the existing large patio. Ideally situated near restaurants, shopping and major frwys!

Built in 1955



## Essential Information

MLS® #	GD24255715
Price	\$799,950
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,253
Acres	0.16
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Patricia Ramsey
Listing Office	BERKSHIRE HATHAWAY Crest R.E.

## Community Information

Address	10519 Yarmouth Ave Avenue
Area	GH - Granada Hills
Subdivision	N/A
City	Granada Hills
County	Los Angeles
Zip Code	91344

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Driveway, On Site, Off Street, Converted Garage
Garages	Driveway, On Site, Off Street, Converted Garage
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Drywall, Stucco, Frame
Lot Description	Back Yard, Front Yard
Roof	Composition, Shingle
Construction	Drywall, Stucco, Frame

Foundation	Raised
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## Interior

Interior	Laminate, Tile
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Interior Features	Eat-in Kitchen, Granite Counters, Primary Suite, Galley Kitchen
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Appliances	Dishwasher, Disposal, Gas Water Heater, Microwave, Water Heater, Dryer, Washer
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Heating	Forced Air
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Cooling	Central Air
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Fireplace	Yes
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Fireplaces	Living Room, Wood Burning
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# of Stories	1
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Stories	One
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## School Information

District	Los Angeles Unified
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High	Granada Hills
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## Additional Information

Date Listed	November 25th, 2024
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Days on Market	5
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Zoning	SF
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Short Sale	N
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RE / Bank Owned	N
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