

# \$1,295,000 - 17500 Rushing Drive, Granada Hills

MLS® #GD25147060

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## \$1,295,000

3 Bedroom, 2.00 Bathroom, 2,275 sqft

Residential on 0 Acres

N/A, Granada Hills,

Brand New Flooring throughout with modern baseboards, removed popcorn ceilings, freshly painted interior and brand new recessed lighting! Welcome to this fabulous family home located in one of the most prestigious neighborhoods of Granada Hills. Step inside this warm and inviting floor plan featuring vaulted ceilings, expansive open living areas including a formal living room with a cozy fireplace perfect for those cool winter nights, nicely sized family room, an extra-large second floor multi-function game room/den which can also be used as a kid's playroom with a huge separate closet/storage room, and a generously sized 3 car finished garage with plenty of storage cabinets. Kitchen features granite counter tops, stainless steel appliances including a built in Miele convection rotisserie oven, Wolf microwave, Frigidaire Gallery counter depth refrigerator. brand new 3 rack Whirlpool dishwasher, and a chef's gas cooktop. Other upgrades include a separate laundry room with plenty of storage and sink, a brand-new roof installed in 2024, Fully paid off solar panels, Milgard dual-pane windows throughout the home, and copper plumbing throughout. Looking for an entertainer's backyard...? Look no further! This backyard has it all, recently epoxyed flooring, ample covered wooden patio space perfect for hosting with 8ft sliding doors from the family room and primary bedroom, expansive green grass area, additional space on the side of the home with RV



access/additional parking, fruit trees, and 2 large Tuff Shed lockable storage sheds, still leaving room for an expansive driveway with ample parking area. This home truly has it all...come and see for yourselves!

Built in 1978

### **Essential Information**

|                |                           |
|----------------|---------------------------|
| MLS® #         | GD25147060                |
| Price          | \$1,295,000               |
| Bedrooms       | 3                         |
| Bathrooms      | 2.00                      |
| Full Baths     | 2                         |
| Square Footage | 2,275                     |
| Acres          | 0.26                      |
| Year Built     | 1978                      |
| Type           | Residential               |
| Sub-Type       | Single Family Residence   |
| Status         | Closed                    |
| Listing Agent  | Peter Yacoob              |
| Listing Office | Vantage View Realty, Inc. |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 17500 Rushing Drive |
| Area        | GH - Granada Hills  |
| Subdivision | N/A                 |
| City        | Granada Hills       |
| County      | Los Angeles         |
| Zip Code    | 91344               |

### **Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 3           |
| # of Garages   | 3           |
| View           | Mountain(s) |
| Pool           | None        |

### **Exterior**

|                 |                                     |
|-----------------|-------------------------------------|
| Lot Description | ZeroToOneUnitAcre, Sprinkler System |
|-----------------|-------------------------------------|

## Interior

|                   |                   |
|-------------------|-------------------|
| Interior Features | All Bedrooms Down |
| Heating           | Central           |
| Cooling           | Central Air       |
| Fireplace         | Yes               |
| Fireplaces        | Living Room       |
| # of Stories      | 1                 |
| Stories           | One               |

## School Information

|          |                     |
|----------|---------------------|
| District | Los Angeles Unified |
|----------|---------------------|

## Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | June 30th, 2025 |
| Days on Market  | 31              |
| Zoning          | LARE11          |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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