

\$996,995 - 10931 Forbes Avenue, Granada Hills

MLS® #P1-20390

\$996,995

3 Bedroom, 2.00 Bathroom, 1,234 sqft

Residential on 0 Acres

N/A, Granada Hills,

Welcome to this beautifully reimagined 3-bedroom, 2-bath home nestled on a generous 7,507 sq. ft. lot. Boasting 1,234 sq. ft. of impeccably designed living space, this residence offers modern elegance and thoughtful upgrades at every turn. The brand-new chef's kitchen features custom Bronzino cabinetry, Cannela Nevicata Quartz countertops, and sleek stainless steel Frigidaire Gallery appliances, while a spacious pantry area in the laundry room provides added convenience. Both bathrooms have been exquisitely updated with porcelain tile, glass shower doors, and large vanities with stylish mirrors, offering a spa-like retreat. Throughout the home, you'll find waterproof laminate wood flooring, all-new 200 Amp Electrical panel coupled with new wiring throughout, recessed LED lighting, and energy-efficient dual-pane windows and doors, ensuring both comfort and sustainability. The detached two-car garage, complete with an epoxy-coated floor, a new motor, and an electric car charger, offers incredible potential for an ADU conversion, ideal for additional income or a private guest suite. Outdoors, the charm continues with a large patio deck perfect for entertaining, surrounded by new landscaping and completely automatic irrigation system. Additional upgrades include a bolted foundation, copper plumbing, and a newer roof, providing peace of mind for years to come. Located in a desirable neighborhood, this move-in-ready masterpiece seamlessly



blends timeless charm with modern convenience, offering endless possibilities for its future owners.

Built in 1953

Essential Information

MLS® #	P1-20390
Price	\$996,995
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,234
Acres	0.17
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Kevork Garibian
Listing Office	Berkshire Hathaway Home Servic

Community Information

Address	10931 Forbes Avenue
Area	GH - Granada Hills
Subdivision	N/A
City	Granada Hills
County	Los Angeles
Zip Code	91344

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete, Door-Single, Garage, Garage Door Opener, Garage Faces Front, Gated
# of Garages	2
Garages	Concrete, Door-Single, Garage, Garage Door Opener, Garage Faces Front, Gated

View	None
Pool	None
Security	Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s)

Exterior

Exterior	Copper Plumbing, Stucco
Exterior Features	Lighting
Lot Description	Front Yard, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System
Windows	Casement Window(s), Double Pane Windows, ENERGY STAR Qualified Windows, Insulated Windows, Low Emissivity Windows
Roof	Composition, Shingle
Construction	Copper Plumbing, Stucco
Foundation	Raised, Tie Down

Interior

Interior	Laminate, Vinyl
Interior Features	Bedroom on Main Level, Eat-in Kitchen, Instant Hot Water, Main Level Primary, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate/Formal Dining Room, Walk-In Closet(s)
Appliances	Convection Oven, Dishwasher, Freezer, Gas Range, Gas Water Heater, Range Hood, Refrigerator, Self Cleaning Oven, Tankless Water Heater, Water To Refrigerator
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

Middle	Patrick Henry
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Additional Information

Date Listed	January 7th, 2025
Days on Market	20
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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