

\$1,000,000 - 13017 Barto Drive, Granada Hills

MLS® #P1-25091

\$1,000,000

3 Bedroom, 2.00 Bathroom, 2,048 sqft
Residential on 0 Acres

N/A, Granada Hills,

Set on a quiet street with the foothills as its backdrop and Bee Canyon Park at the end of the block, this inviting single-story mid-century residence offers both timeless style and modern comfort. The location is just ideal with award-winning schools, convenient access hiking trails and nature, and so many shops and restaurants within miles. A handsome stone facade, manicured landscape, and mature shade trees create a welcoming first impression, while the peaceful setting provides a true sense of retreat. Inside, wide-plank floors, vaulted ceilings, and abundant natural light enhance the home's gracious flow. The living room is anchored by a dramatic stone fireplace and sliding glass door that open seamlessly to the backyard patio. Spacious enough for a game table and living area, this living room provides flexibility, ideal for both intimate family moments and larger celebrations. The formal dining room, wrapped in rich green tones and accented by a striking pendant light, exudes character and charm. The adjoining kitchen, has endless possibilities and is lined with classic cabinetry, ample counter space, and an extra-large pantry. The kitchen is open to the family room which is the perfect cozy space to enjoy a movie night or binge watch the latest Netflix series. Three spacious bedrooms provide comfort and versatility. The serene primary suite includes a cedar-lined walk-in closet, garden views, and a private bath. Additional bedrooms are generously sized, with tree-framed outlooks



and abundant natural light. The hall bath is bright and well-appointed, featuring dual vanities and timeless finishes. Outdoors, the property shines as a private haven. The expansive patio is shaded by mature trees and bordered by lush plantings, offering multiple seating areas for dining al fresco or simply relaxing beneath the open sky. Built-in benches, citrus trees that date back to when the entire neighborhood was an orange orchard, and a grassy lawn create an outdoor environment as inviting as the interiors. A spacious attached two-car garage with direct access completes the home, ensuring convenience and storage. Lovingly maintained and thoughtfully updated, 13017 Barto Drive presents an exceptional opportunity to create a lifetime of memories.

Built in 1965

Essential Information

MLS® #	P1-25091
Price	\$1,000,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	2,048
Acres	0.20
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Matt McIntyre
Listing Office	Berkshire Hathaway Home Servic

Community Information

Address	13017 Barto Drive
Area	GH - Granada Hills
Subdivision	N/A

City	Granada Hills
County	Los Angeles
Zip Code	91344

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage, Driveway
# of Garages	2
Garages	Garage, Driveway
View	None
Pool	None

Exterior

Lot Description	Yard
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Interior

Interior Features	Separate/Formal Dining Room, Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Electric Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
Stories	One

Additional Information

Date Listed	December 2nd, 2025
Days on Market	63
Short Sale	N
RE / Bank Owned	N

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