

# **\$1,199,000 - 12955 Jolette Avenue, Granada Hills**

MLS® #PW25016730

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## **\$1,199,000**

4 Bedroom, 3.00 Bathroom, 1,973 sqft  
Residential on 0 Acres

N/A, Granada Hills,

Charming Two-Story Home with Scenic Views and Spacious Backyard in Los Angeles County. Discover this stunning 4-bedroom, 3-bathroom home, situated in a highly desirable neighborhood of Los Angeles County. Built in 1985, this 1,973 sq. ft. home combines timeless design with modern conveniences, sitting on a large 11,016 sq. ft. lot with breathtaking mountain views.

Exterior Features: Mediterranean-inspired charm with a red-tile roof and stucco siding accented by natural stone.

Double-door entry with decorative glass panels adds elegance and curb appeal. Landscaped pathways and mature trees create a tranquil setting.

A large backyard oasis with plenty of space for outdoor gatherings, complete with a basketball court, patio, and lush greenery.

Interior Highlights: A welcoming foyer with a chandelier and slate flooring leads to a grand staircase.

Spacious living areas feature vaulted ceilings, recessed lighting, and ample natural light from large windows.

Updated kitchen with granite countertops, a built-in gas range, and stainless steel appliances, perfect for the chef in your family.

Warm and inviting family room with a cozy fireplace and slate flooring, ideal for relaxing or entertaining.

Bedrooms and Bathrooms: Generously sized primary suite includes an en-suite bath with a soaking tub, separate shower, and dual



vanities.

Additional bedrooms offer versatility for guest rooms, home offices, or playrooms.

Three full bathrooms, each featuring modern finishes and stylish tilework.

Additional Features: Attached 3-car garage with convenient access. Central heating and air conditioning for year-round comfort.

Located in the Rancho Ex Mission De San Fernando Tract with easy access to nearby amenities, schools, and parks.

Neighborhood Perks: Enjoy the peace of suburban living while being a short drive from shopping, dining, and major highways. This home's elevated location provides panoramic views of the valley and surrounding.

Built in 1985

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | PW25016730              |
| Price          | \$1,199,000             |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 1,973                   |
| Acres          | 0.25                    |
| Year Built     | 1985                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Contemporary            |
| Status         | Closed                  |
| Listing Agent  | Alireza Khamani         |
| Listing Office | First Team Real Estate  |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 12955 Jollette 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        | Door-Multi, Driveway, Garage   |
| # of Garages   | 3  |
| Garages        | Door-Multi, Driveway, Garage   |
| View           | City Lights, Hills, Neighborhood   |
| Pool           | None   |
| Security       | Carbon Monoxide Detector(s), Smoke Detector(s)                                 |

### **Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior          | Concrete, Drywall      |
| Exterior Features | Rain Gutters           |
| Lot Description   | Back Yard, Front Yard  |
| Windows           | Bay Window(s), Screens |
| Roof              | Tile                   |
| Construction      | Concrete, Drywall      |
| Foundation        | Concrete Perimeter     |

### **Interior**

|                   |   |
|-------------------|---|
| Interior          | Wood, Stone   |
| Interior Features | Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, All Bedrooms Up, Eat-in Kitchen, Granite Counters |
| Appliances        | Dishwasher, Disposal, Gas Oven, Microwave, Dryer, Gas Cooktop, SixBurnerStove, Washer   |
| Heating           | Central   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| Fireplaces        | Family Room   |
| # of Stories      | 2   |
| Stories           | Two   |

### **School Information**

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

**Additional Information**

|                 |                    |
|-----------------|--------------------|
| Date Listed     | January 21st, 2025 |
| Days on Market  | 71                 |
| Zoning          | LARE11             |
| Short Sale      | N                  |
| RE / Bank Owned | N                  |

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