

\$1,349,000 - 17140 Braxton Street, Granada Hills

MLS® #SR24186947

\$1,349,000

4 Bedroom, 3.00 Bathroom, 2,684 sqft

Residential on 0 Acres

N/A, Granada Hills,

Don't miss out on this rare opportunity to own this cul-de-sac, pool home nestled in one of the most desirable neighborhoods in Granada Hills. A well-manicured front yard and charming porch lead you to the double door entry where you are greeted with a spacious foyer. To the right is a grand living room with a cozy fireplace, 10-foot ceilings and oversized windows which invite plenty of natural light inside. This large living room provides plenty of space for a formal dining area. Next is the kitchen which offers a double oven, double sink, breakfast nook, custom tile counters, an additional dining area, a sliding glass door and large windows overlooking the backyard. Upstairs, you will find the primary suite that includes a walk-in closet, its own bathroom with shower and double sink vanity plus a quaint balcony overlooking the neighborhood where you can enjoy your morning coffee. There are two additional bedrooms upstairs and a full bathroom. Conveniently located on the main floor downstairs is another bedroom, bathroom with shower, a generously sized family room with a wet bar. Open the sliding glass door and step out to your private entertainer's backyard with a sparkling pool, partially covered patio area and delicious fruit trees (apple, lemon, pomegranate). Other bonus features include: direct access 2 car garage with epoxy garage flooring, built in closets & custom-built tool box, upstairs engineered hardwood flooring, downstairs plank tile flooring, tons of closet space &



storage throughout home, recessed lighting, custom shutters, fresh interior paint, exterior paint 2022, exterior tuff shed (4â€™x8â€™), direct gas line for barbecue. 17140 Braxton is conveniently located near shopping, schools, dining, and Oâ€™Melveny Park/Bee Canyon which are ideal for the outdoor enthusiasts or dog lovers looking to hike or picnic! Whether youâ€™re a first-time homebuyer, looking to upgrade or seeking ideal multi-generational living, donâ€™t miss out on this home in a fantastic neighborhood!

Built in 1967

Essential Information

MLS® #	SR24186947
Price	\$1,349,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,684
Acres	0.21
Year Built	1967
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Tara Kim
Listing Office	Pinnacle Estate Properties, Inc.

Community Information

Address	17140 Braxton Street
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	2
Parking	Garage, Garage Faces Front
# of Garages	2
Garages	Garage, Garage Faces Front
View	Neighborhood
Has Pool	Yes
Pool	Heated, In Ground, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Sprinklers Timer, Sprinklers On Side, Sprinkler System, Yard, Cul-De-Sac
Windows	Screens, Shutters
Roof	Flat, Other
Construction	Stucco
Foundation	Combination, Raised, Slab

Interior

Interior	Tile, Wood
Interior Features	Balcony, Ceiling Fan(s), Recessed Lighting, Walk-In Closet(s), Bar, Bedroom on Main Level, Eat-in Kitchen, Entrance Foyer, Multiple Staircases, Storage, Tile Counters, Wet Bar
Appliances	Dishwasher, Disposal, Refrigerator, Double Oven, Electric Cooktop, Electric Oven, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	3
Stories	Three Or More

School Information

District	Los Angeles Unified
Elementary	Van Gogh
Middle	Frost

High

Kennedy

Additional Information

Date Listed	January 2nd, 2025
Days on Market	25
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 19th, 2025 at 1:41pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.