

# **\$1,195,000 - 11613 Swinton Avenue, Granada Hills**

MLS® #SR25011245

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## **\$1,195,000**

3 Bedroom, 2.00 Bathroom, 1,708 sqft  
Residential on 0 Acres

N/A, Granada Hills,

Welcome to this beautifully remodeled single-story pool home in prestigious Granada Hills! Greeted with an expansive easy-to-maintain, landscaped front yard, you are then brought to the spacious front porch. This natural light-filled home features stunning new laminate flooring that expands throughout the entire property. As you enter, you are met with the bright and inviting dual-living rooms which boast an open floor plan, recessed lighting, and a modernized brick fireplace. Both living rooms have large windows and sliding glass doors that lead you to the backyard, providing bright natural light throughout. You are then led into the NEW chef's kitchen, featuring gorgeous cabinets, quartz countertops, designer tile backsplash, and brand-new stainless-steel appliances. Adjacent to the kitchen is the dining room, with a modern light fixture. Journeying through the home, two spacious secondary bedrooms await, each appointed with new closet doors, new dual-paned windows, and new light fixtures. Both secondary bedrooms share a remodeled hallway bathroom with a large soaking tub, custom tile floors, and a contemporary light fixture with a vanity. The primary suite offers a private en-suite bathroom featuring custom fixtures, a designer vanity, marbled tile floors, and a large free-standing custom tile shower with glass doors. Outside, you'll find an expansive private yard with a sparkling pool and spa, natural dry landscaping, and a private side yard patio



ideal for entertaining family and guests. More BRAND NEW features include new dual-paned windows throughout the whole property, new dual-paned sliding doors, new hardware fixtures, new electric panel, new designer light fixtures, new composition roof, new interior and exterior paint, freshly repainted pool, landscaping, and much more! The attached two-car finished garage is a great opportunity to park your cars, and perfect for extra storage.. Donâ€™t miss your chance to own this exceptional propertyâ€”act quickly before itâ€™s gone!

Built in 1960

### Essential Information

MLS® #	SR25011245
Price	\$1,195,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,708
Acres	0.20
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Spencer Salter
Listing Office	RE/MAX One

### Community Information

Address	11613 Swinton Avenue
Area	GH - Granada Hills
Subdivision	N/A
City	Granada Hills
County	Los Angeles
Zip Code	91344

### Amenities

Utilities	Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available, Natural Gas Available
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Neighborhood
Has Pool	Yes
Pool	In Ground, Private

## Exterior

Exterior	Stucco
Exterior Features	Lighting
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard
Windows	Double Pane Windows
Roof	Composition
Construction	Stucco

## Interior

Interior	Laminate
Interior Features	Ceiling Fan(s), Open Floorplan, Recessed Lighting, Storage, Primary Suite, Quartz Counters
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Vented Exhaust Fan, Water Heater, ENERGY STAR Qualified Appliances, Gas Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	January 16th, 2025
Days on Market	11
Zoning	LARS
Short Sale	N

RE / Bank Owned     N

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