

# \$3,500 - 11647 N. Paso Robles Avenue, Granada Hills

MLS® #SR25030304

**\$3,500**

3 Bedroom, 3.00 Bathroom, 1,200 sqft

Residential Lease on 0 Acres

N/A, Granada Hills,

Welcome to your dream home in the heart of Granada Hills, where modern luxury and comfort. This exceptional property offers a luxurious and contemporary lifestyle, with every detail carefully considered for your comfort and convenience. Meticulously designed residence was built in 2022, boasts 3 bedrooms, 2.5 bathrooms, and a generous 1,200 square feet of living space, Accessory Dwelling Unit (ADU).

The home exudes sophistication with its metal front door featuring keyless entry, setting the tone for a modern living experience. Spacious living room with high ceiling, fireplace.

Recessed lighting and laminate flooring flow throughout the home, creating an inviting and well-lit ambiance. Kitchen is a culinary masterpiece, showcasing pristine white cabinets, exquisite quartz countertops, and brand-new appliances. The fridge comes equipped with an ice and water dispenser, ensuring convenience at your fingertips. An LG washer and dryer are included for your laundry needs, seamlessly integrated into the living space for your convenience. The first-floor guest bath features porcelain walls, while the two upstairs bathrooms are equipped with lighted and heated mirrors, both bathrooms have Shower panel system that offers multi function, rainfall shower head with messaging jets, porcelain walls, and stone flooring, ensuring a spa-like experience every day, with every detail carefully considered for your comfort and convenience. Spacious



master bedroom boasts a master bathroom with double sinks, a heated and lighted mirror, and a toilet with a bidet, providing the ultimate in relaxation and convenience. Sensor lighting in the bathrooms adds convenience. All three bedrooms feature mirror closet doors, offering ample storage and style. Enjoy year-round comfort with the Currier brand AC system, complemented by the Nest thermostat. Milgard double-pane windows enhance energy efficiency. The tankless water heater ensures endless hot water and energy savings. Step outside to a private patio and a sprawling grassy area with fruit trees, perfect for outdoor gatherings and relaxation. A designated barbecue area enhances your outdoor dining experience. The ADU comes with a separate entrance. Solar panels are installed, contributing to sustainable living and reduced energy costs.

Built in 2022

## Essential Information

MLS® #	SR25030304
Price	\$3,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,200
Acres	0.22
Year Built	2022
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mary Harutyunyan
Listing Office	Pinnacle Estate Properties

## Community Information

Address	11647 N. Paso Robles Avenue
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Area	GH - Granada Hills
Subdivision	N/A
City	Granada Hills
County	Los Angeles
Zip Code	91344

## **Amenities**

Utilities	Trash Collection, Water, Sewer Connected, Water Connected
Parking	None
Garages	None
View	None
Pool	None
Security	Smoke Detector(s)

## **Exterior**

Lot Description	Back Yard, Yard
Windows	Double Pane Windows, Screens

## **Interior**

Interior	Laminate
Interior Features	High Ceilings, Open Floorplan, Recessed Lighting, All Bedrooms Up, Quartz Counters, Storage
Appliances	Gas Range, Refrigerator, Range Hood, Dryer, Washer, Ice Maker, Tankless Water Heater, Water To Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## **School Information**

District	Los Angeles Unified
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## **Additional Information**

Date Listed	February 10th, 2025
Days on Market	124
Zoning	LARS
Short Sale	N

RE / Bank Owned N

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