

\$1,620,000 - 17257 Horace Street, Granada Hills

MLS® #SR25042418

\$1,620,000

3 Bedroom, 2.00 Bathroom, 2,530 sqft
Residential on 0 Acres

N/A, Granada Hills,

LOCATION, LOCATION, LOCATION: Three addresses on one property with 2530 sqft of living space! Live in the main house and rent out the two ADU. Main house 3 bd 2 Bath rent is \$4600, ADU 2 bed 2.5 \$3400 bath and Adu 1 bed 1 bath \$2000. This home is on a sweeping corner lot that fronts to Horace and sides to Babbitt Ave. Perfect for investors or homeowners looking for additional income, this property is tenant-occupied at market value, generating strong rental cash flow from day one. "Old Granada" Neighborhood of single-family homes on tree lined streets. The house was expanded with permits to add a large family room with a fireplace and laundry room. The home was upgraded with dual pane windows and plantation shutters. The living room, family room, hallway, and 3 bedrooms have beautiful hardwood floors. There is a formal dining area adjacent the living room and a breakfast area in the kitchen. The house is located in the Granada Hills High School District. The 2 bed ADU has paid off solar!!!



Built in 1953

Essential Information

MLS® #	SR25042418
Price	\$1,620,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	2,530
Acres	0.17
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ben Gevdzhyan
Listing Office	Global Realty & Mortgage

Community Information

Address	17257 Horace Street
Area	GH - Granada Hills
Subdivision	N/A
City	Granada Hills
County	Los Angeles
Zip Code	91344

Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One, Two

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	February 26th, 2025
Days on Market	81

Zoning LAR1

Short Sale N

RE / Bank Owned N

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