

\$1,795,000 - 10341 Edgebrook Way, Porter Ranch

MLS® #SR25066843

\$1,795,000

6 Bedroom, 4.00 Bathroom, 3,725 sqft

Residential on 0 Acres

N/A, Porter Ranch,

Excellent value in prestigious Porter Ranch gated community of Belcourt, located within the Granada Hills Charter school district! Immaculate home boasting 3,725 sf of living space with 6 bedrooms, 3 of which are suites, 4 bathrooms on a 18,000+ sf lot. Owned solar panels for energy cost savings! The flexible, open floorplan includes a guest house feature and abundant natural light combined with the stylish upgrades make this home an exquisite and elegant retreat. The home features dual-pane windows, recessed lighting, high ceilings, and stunning wood-like tile floors as well as bamboo floors. The expansive living room offers trey ceilings and is perfectly highlighted by the wall of windows that surrounds it. The comfortable, yet stylish family room features a gorgeous fireplace, custom built-ins and opens to the beautiful kitchen (completely remodeled in 2017) boasting large center island with built-in gas cooktop, stainless steel appliances including double-oven, soft-close cabinetry & charming breakfast nook. The generous-sized master bedroom features walk-in closet and an en-suite bathroom that will amaze you with a large, open, walk-in multiple head shower, custom built-ins, dual vanities and spa-like soaking tub. The guest house/possible ADU has a separate entrance and side patio, and was just upgraded with wood-like tile floors, fresh paint, and new bathroom vanity and lights. It is ideal for in-laws, possible rental/SB 1069, home office or music studio. Further



features of the home include 3 zone AC, smart home features (including a Nest system, Ring doorbell, smart switches, smart locks, leak detection monitor), and an attached 2-car garage equipped with a Tesla charger!

Outside are 3 patios from which to enjoy the lush, green, private backyard, including a lovely courtyard space with beautiful Zen Buddha water fountain, perfect for relaxing.

The yard has a border of newly planted Italian Cypress trees to ensure future privacy as they mature. There is also a dedicated garden area with an abundance of herbs and fruit trees including rose, Indian blackberry, loquat, avocado, custard apple, fig, guava, orange, lemon, aimo, bathua (goosefoot) and giloy.

Great location near shopping, dining, entertainment, recreation and so much more!

Built in 1998

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | SR25066843 |
| Price | \$1,795,000 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Square Footage | 3,725 |
| Acres | 0.43 |
| Year Built | 1998 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Traditional |
| Status | Closed |
| Listing Agent | Stephanie Vitacco |
| Listing Office | Equity Union |

Community Information

| | |
|---------|---------------------|
| Address | 10341 Edgebrook Way |
| Area | PORA - Porter Ranch |

| | |
|-------------|--------------|
| Subdivision | N/A |
| City | Porter Ranch |
| County | Los Angeles |
| Zip Code | 91326 |

Amenities

| | |
|----------------|--|
| Amenities | Controlled Access, Other |
| Parking Spaces | 2 |
| Parking | Controlled Entrance, Door-Single, Driveway, Garage, Side By Side, Direct Access, Driveway Level, Garage Door Opener, See Remarks |
| # of Garages | 2 |
| Garages | Controlled Entrance, Door-Single, Driveway, Garage, Side By Side, Direct Access, Driveway Level, Garage Door Opener, See Remarks |
| View | None |
| Pool | None |
| Security | Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s) |

Exterior

| | |
|-------------------|--|
| Exterior | Frame, Stucco |
| Exterior Features | Rain Gutters |
| Lot Description | Back Yard, Front Yard, Landscaped, Street Level, Lawn, Level |
| Windows | Blinds, Double Pane Windows |
| Roof | Spanish Tile |
| Construction | Frame, Stucco |
| Foundation | See Remarks, Slab |

Interior

| | |
|-------------------|---|
| Interior | Bamboo, See Remarks, Tile |
| Interior Features | Balcony, Separate/Formal Dining Room, Eat-in Kitchen, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Multiple Primary Suites, Primary Suite, Walk-In Closet(s), Crown Molding, Granite Counters, See Remarks, Stone Counters |
| Appliances | Dishwasher, Disposal, Gas Range, Built-In Range, Convection Oven, Gas Cooktop, Indoor Grill, Water Heater |
| Heating | Central, Natural Gas, Forced Air |
| Cooling | Central Air, Zoned |
| Fireplace | Yes |
| Fireplaces | Family Room, Gas, See Remarks, Wood Burning |
| # of Stories | 2 |

Stories Two

School Information

District Los Angeles Unified

Additional Information

Date Listed April 7th, 2025

Days on Market 2

Zoning LARS

Short Sale N

RE / Bank Owned N

Based on information from California Regional Multiple Listing Service, Inc. as of January 26th, 2026 at 6:56pm 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.