

\$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

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