

\$1,849,000 - 12312 Kenny Drive, Granada Hills

MLS® #SR25069364

\$1,849,000

4 Bedroom, 4.00 Bathroom, 3,144 sqft
Residential on 0 Acres

N/A, Granada Hills,

Welcome to this stunning single-story masterpiece with breathtaking golf course views, nestled in the highly sought-after Knollwood Country Club Estates of Granada Hills. Thoughtfully remodeled and upgraded, this entertainer's oasis seamlessly blends Farmhouse and Coastal elegance, creating a serene and inviting ambiance. Step through the custom front door and into a light-filled, open-concept living space where French doors and abundant windows bathe the home in natural light. The grandeur of the vaulted ceilings is accentuated by double custom fireplaces, elegantly dividing the living and dining areas. The chef's kitchen is both functional and stylish, featuring a center island with seating, double ovens, ample storage, and skylights that flood the space with sunshine. A versatile bonus area behind the kitchen offers the perfect setting for a home office, cozy family room, or tranquil morning retreat. With over 3,100 sq. ft. of living space, this home boasts an ideal four-bedroom layout. The impressive primary suite is a private sanctuary, complete with a fireplace, French doors, and sliding door access to the backyard, a spacious walk-in closet with built-ins, and a spa-inspired en-suite bathroom. Two additional bedrooms share this wing of the home, while a secluded fourth en-suite bedroom on the opposite end is perfect for multi-generational living, guests, or a home office. The 17,655 sq. ft. flat lot is an entertainer's dream, backing onto the 16th



hole of Knollwood Golf Course. Enjoy year-round outdoor living with a sparkling pool, oversized covered patio, built-in BBQ area, and a custom shuffleboard table that doubles as a serving station. Additional highlights include a motorized side gate for possible RV access, a storage shed, and low-maintenance artificial turf. Noteworthy upgrades include paid solar, upgraded electrical, newer insulation and ducting, new PEX repiping, a tankless water heater, and a custom indoor laundry room. This home is a rare find—a perfect blend of luxury, comfort, and functionality. Don't miss the opportunity to make it yours!

Built in 1964

Essential Information

MLS® #	SR25069364
Price	\$1,849,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,144
Acres	0.41
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Diana Hagopian
Listing Office	Pinnacle Estate Properties, Inc.

Community Information

Address	12312 Kenny Drive
Area	GH - Granada Hills
Subdivision	N/A
City	Granada Hills
County	Los Angeles

Zip Code 91344

Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Parking Spaces 2

Parking Direct Access, Driveway, Garage, RV Gated, RV Potential

of Garages 2

Garages Direct Access, Driveway, Garage, RV Gated, RV Potential

View Neighborhood, Golf Course

Has Pool Yes

Pool In Ground, Private

Security Security System

Exterior

Lot Description On Golf Course

Windows Double Pane Windows, Shutters, Skylight(s)

Foundation Slab

Interior

Interior Features Breakfast Bar, Open Floorplan, Walk-In Closet(s), Entrance Foyer, High Ceilings, In-Law Floorplan, Paneling/Wainscoting, Primary Suite, Recessed Lighting, Separate/Formal Dining Room

Appliances Dishwasher, Disposal, Tankless Water Heater, Double Oven, Gas Cooktop, Refrigerator, Vented Exhaust Fan

Heating Central

Cooling Central Air, Dual

Fireplace Yes

Fireplaces Living Room, Dining Room, Primary Bedroom

of Stories 1

Stories One

School Information

District Los Angeles Unified

Elementary Buyer to Verify

Middle Buyer to Verify

High Buyer to Verify

Additional Information

Date Listed March 31st, 2025

Days on Market	5
Zoning	LARA
Short Sale	N
RE / Bank Owned	N

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