

# **\$1,165,000 - 12757 Deon Place, Granada Hills**

MLS® #SR25077248

**\$1,165,000**

5 Bedroom, 3.00 Bathroom, 2,181 sqft

Residential on 0 Acres

N/A, Granada Hills,

Welcome to a rare gem hitting the market for the first time in 49 years! This meticulously maintained 5-bedroom home in the heart of Granada Hills offers a lifestyle that seamlessly blends comfort, community, and outdoor enjoyment.

As you step inside, you'll immediately appreciate the inviting layout, which boasts two bedrooms connected for the perfect home office setup, catering to today's work-from-home needs. The thoughtful design continues with a bathroom featuring a luxurious walk-in bathtub, ideal for relaxation after a long day.

The expansive backyard is a private oasis with a sparkling pool that invites year-round enjoyment. A shaded above-ground spa provides a perfect retreat, while the built-in BBQ and covered patio make entertaining a breeze. You'll also find multiple fruit trees, allowing you to enjoy fresh, homegrown produce right from your own yard.

This property also caters to adventure seekers, offering ample parking for an RV or boat, so you can easily explore the great outdoors whenever the mood strikes.

Situated near O'Melveny Park and Bee Canyon Park, enjoy access to scenic trails and nature while still remaining close to shopping, dining, and award-winning schools. Granada Hills is known for its great sense of community, where small-town charm meets convenient access to major freeways, making it an excellent choice for families and commuters.



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With the town preparing to celebrate its centennial year, this home is not just a place to live but a way to become part of a beloved community. Don't miss out on the opportunity to create your own memories in this lovingly kept home – a true treasure awaiting its next chapter!

Built in 1968

## Essential Information

MLS® #	SR25077248
Price	\$1,165,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,181
Acres	0.27
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Elizabeth Mitev
Listing Office	Rodeo Realty

## Community Information

Address	12757 Deon Place
Area	GH - Granada Hills
Subdivision	N/A
City	Granada Hills
County	Los Angeles
Zip Code	91344

## Amenities

Utilities	Sewer Connected, Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Garage, RV Access/Parking
# of Garages	2

Garages	Garage, RV Access/Parking
View	None
Has Pool	Yes
Pool	In Ground, Private

## Exterior

Exterior	Drywall, Stucco
Lot Description	ZeroToOneUnitAcre
Windows	Blinds, Skylight(s)
Roof	Tile
Construction	Drywall, Stucco
Foundation	Slab

## Interior

Interior	Laminate
Interior Features	Granite Counters, All Bedrooms Down, Wet Bar
Appliances	Dishwasher, Electric Oven, Electric Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	April 8th, 2025
Days on Market	11
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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