

# **\$1,449,000 - 11901 Darby Avenue, Porter Ranch**

MLS® #SR25091344

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## **\$1,449,000**

4 Bedroom, 3.00 Bathroom, 2,643 sqft

Residential on 0 Acres

N/A, Porter Ranch,

Stunning Porter Ranch Pool Home â€“  
Spacious, Stylish & Perfect for Entertaining!  
Welcome to this beautifully maintained  
4-bedroom, 3-bathroom home in the heart of  
sought-after Porter Ranch, offering 2,643  
square feet of elegant living space on a  
generous 10,686 square foot lot. This home is  
an entertainerâ€™s dream with a custom pool  
and spa, upgraded features throughout, and a  
flowing, light-filled floor plan. Step through the  
double-door entry into a bright and spacious  
living room with soaring vaulted ceilings and a  
cozy fireplace. The formal dining room opens  
to the side yard, perfect for indoor-outdoor  
entertaining. The chefâ€™s kitchen features  
granite countertops, a charming greenhouse  
window, travertine-style tile floors, and  
top-of-the-line KitchenAid stainless steel  
appliances, plus a spacious breakfast nook.  
The adjacent family room is warm and inviting  
with a brick fireplace, wet bar, and sliding  
French doors that lead to a backyard oasis.  
One bedroom and full bathroom are  
conveniently located on the main floorâ€”ideal  
for guests or a home office. Upstairs, youâ€™ll  
find three more bedrooms, including the  
expansive primary suite with a private balcony,  
walk-in closet, sitting area, and en-suite bath  
featuring dual sinks, a soaking tub, stall  
shower, and an additional closet. A landing  
area with built-in bookshelves offers an  
additional space for a study, library, or  
work-from-home setup. The entertainerâ€™s  
backyard includes an updated pool and spa



with waterfall, brick coping, newer tile, and a Pebble Sheen finish. A gazebo with built-in seating, large covered patio, grassy yard, half basketball court, and built-in BBQ area make this home wonderful for gatherings year-round. Additional highlights include a 3-car garage, indoor laundry room with storage, recessed lighting, hardwood flooring, an updated HVAC system, security system, and lush landscaping with brick-trimmed hardscaping. Located in a desirable neighborhood serviced by top-rated schools, parks, hiking trails, shopping, and dining—this is the one you’ve been waiting for!

Built in 1983

**Essential Information**

MLS® #	SR25091344
Price	\$1,449,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,643
Acres	0.25
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Bernie Leibovitch
Listing Office	Rodeo Realty

**Community Information**

Address	11901 Darby Avenue
Area	PORA - Porter Ranch
Subdivision	N/A
City	Porter Ranch
County	Los Angeles
Zip Code	91326

**Amenities**

Amenities	Other
Parking Spaces	3
Parking	Door-Multi, Garage, Garage Door Opener
# of Garages	3
Garages	Door-Multi, Garage, Garage Door Opener
View	Hills
Has Pool	Yes
Pool	Heated, Pebble, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Features	Rain Gutters
Lot Description	Lawn, Sprinkler System
Roof	Tile

## Interior

Interior	Carpet, Tile, Vinyl, Wood
Interior Features	Breakfast Area, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Balcony, In-Law Floorplan
Appliances	Convection Oven, Double Oven, Dishwasher, Disposal, Gas Range, Gas Water Heater, Range Hood
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
Elementary	Castlebay Lane
Middle	Frost
High	Granada Hills Charter

## Additional Information

Date Listed	April 25th, 2025
Days on Market	5

Zoning                      LARE11

Short Sale                N

RE / Bank Owned      N

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