

\$1,224,900 - 12758 Deon Place, Granada Hills

MLS® #SR25095410

\$1,224,900

5 Bedroom, 3.00 Bathroom, 2,181 sqft
Residential on 0 Acres

N/A, Granada Hills,

Stunning, Move-In Ready Modern Retreat in a Prime Granada Hills cul-de-sac. Nestled in one of Granada Hills most sought-after neighborhoods, this lovingly maintained and thoughtfully upgraded single-level home is a true gem. Perfectly situated at the end of a quiet cul-de-sac, the property offers a rare blend of comfort, style, and energy efficiency on an expansive lot—ideal for both everyday living and unforgettable entertaining.

Step inside to discover beautifully refinished maple hardwood floors flowing throughout the main living spaces and bedrooms, complemented by designer tile in the kitchen and bathrooms. The open, modern layout is filled with natural light thanks to large architectural skylights and solar tubes, offering soothing views of lush greenery and the sparkling blue pool—creating a seamless connection to the outdoors. The gourmet kitchen has been remodeled with a designer's touch, featuring a professional-grade Dacor gas range and oven, sleek finishes, and an improved layout that enhances flow and sightlines. The spa-like primary bathroom is a true retreat, complete with glass mosaic tiles, a large walk-in shower with built-in bench, and premium Kohler fixtures. This home has been extensively upgraded with quality in mind, including a newer roof, HVAC system, copper plumbing, relined sewer main, updated electrical panel, and water heater. Energy efficiency is built-in with double-paned windows and doors, attic



fans, fresh insulation, Nest thermostat, and solar heating for the resurfaced fiberglass pool along with a covered gas heated in-ground spa—allowing for extended seasonal use and reduced utility costs. The oversized front multipurpose room offers incredible flexibility—currently used as an office and exercise space, it can easily be converted into two additional bedrooms. Outside, the professionally landscaped resort-style backyard features mature drought-tolerant plants, fruit trees, a large patio, firepit, and generously sized side yards with substantial storage spaces. Enjoy peace of mind and convenience in this quiet, friendly community with top-rated schools (Van Gogh Charter Elementary & Robert Frost Middle), walking distance to O'Melveny Park, Bee Canyon Park, and local mountain trails, and no interior steps—ideal for all stages of life. Lovingly cared for by long-time homeowners with attention to both visible upgrades and critical systems, this home is truly move-in ready and in like-new condition—just bring your toothbrush!

Built in 1968

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | SR25095410 |
| Price | \$1,224,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 2,181 |
| Acres | 0.26 |
| Year Built | 1968 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Traditional |

| | |
|----------------|----------------|
| Status | Closed |
| Listing Agent | John Mazziotta |
| Listing Office | RE/MAX One |

Community Information

| | |
|-------------|--------------------|
| Address | 12758 Deon Place |
| Area | GH - Granada Hills |
| Subdivision | N/A |
| City | Granada Hills |
| County | Los Angeles |
| Zip Code | 91344 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Door-Multi, Driveway, Garage, Garage Faces Front |
| # of Garages | 2 |
| Garages | Door-Multi, Driveway, Garage, Garage Faces Front |
| View | Mountain(s) |
| Has Pool | Yes |
| Pool | In Ground, Private, Solar Heat |

Exterior

| | |
|-----------------|----------------------|
| Exterior | Copper Plumbing |
| Lot Description | Cul-De-Sac |
| Windows | Skylight(s) |
| Roof | Composition, Shingle |
| Construction | Copper Plumbing |
| Foundation | Slab |

Interior

| | |
|-------------------|---|
| Interior | Tile, Wood |
| Interior Features | Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Pantry, Walk-In Closet(s) |
| Appliances | Dishwasher, Gas Cooktop, Disposal, Gas Oven |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Living Room |

| | |
|--------------|-----|
| # of Stories | 1 |
| Stories | One |

School Information

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|----------|---------------------|
| District | Los Angeles Unified |
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Additional Information

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|-----------------|------------------|
| Date Listed | April 30th, 2025 |
| Days on Market | 11 |
| Zoning | LARS |
| Short Sale | N |
| RE / Bank Owned | N |

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