

# \$1,475,000 - 11775 Andasol Avenue, Granada Hills

MLS® #SR25104905

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## \$1,475,000

5 Bedroom, 3.00 Bathroom, 2,502 sqft  
Residential on 0 Acres

N/A, Granada Hills,

Nestled in the heart of the prestigious Granada Highlands, this beautifully updated five-bedroom residence offers the perfect blend of elegance, comfort, and privacy. A rare opportunity, this unique home sits on an expansive 18,834 sq ft tiered flat lot—an exceptional canvas to bring your outdoor dreams to life. Whether you've envisioned a private tennis, pickleball, or basketball court, or a luxurious resort-style pool, this property offers the space and potential to make it a reality. The grounds promise an ultra-private, park-like setting—an entertainer's paradise that is truly one of a kind. From the moment you step through the custom double doors, you're welcomed by soaring vaulted and beamed ceilings that create a bright, open atmosphere. The formal living room exudes sophistication with its charming bay window, cozy fireplace, and detailed crown molding. It seamlessly flows into the formal dining room, which features a custom built-in buffet with ample storage—ideal for hosting dinner parties and special occasions. The updated eat-in kitchen is both stylish and functional, complete with granite countertops, custom cabinetry, modern appliances, and a bay window offering tranquil views of the lush backyard. Adjacent to the kitchen, the spacious family room features its own fireplace and built-in bar—a perfect space for entertaining or relaxing. Upstairs, discover five generously sized bedrooms, including a luxurious primary suite with vaulted ceilings, a



custom walk-in closet, and a glass slider leading to an oversized balcony with serene treetop views – the perfect place to unwind. The spa-inspired primary bathroom has been tastefully remodeled and features dual vanities, a soaking tub, and a separate walk-in shower. The additional bedrooms offer flexible space for family, guests, or a home office. Step outside into your own private oasis – a split-level backyard with mature trees, manicured landscaping, and fire pit and endless potential for outdoor living. Enjoy gatherings under the oversized covered patio, complete with a custom built-in BBQ island with bar seating, ideal for year-round entertaining. Additional features include a direct-access two-car garage and possible RV access. Ideally located near Knollwood Country Club, Oâ€™Melveny Park, and award-winning schools, this rare gem offers a unique opportunity to own a slice of paradise in one of the Valley’s most sought-after neighborhoods.

Built in 1987

## Essential Information

MLS® #	SR25104905
Price	\$1,475,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,502
Acres	0.43
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Diana Hagopian
Listing Office	Pinnacle Estate Properties, Inc.

## Community Information

Address	11775 Andasol Avenue
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 Potential
# of Garages	2
Garages	Direct Access, Driveway, Garage, RV Potential
View	Neighborhood, Trees/Woods
Pool	None

### **Exterior**

Lot Description	Front Yard, Landscaped, Sprinkler System
Windows	Double Pane Windows, Bay Window(s)
Roof	Tile
Foundation	Slab

### **Interior**

Interior	Carpet, Laminate, Tile
Interior Features	Beamed Ceilings, Breakfast Bar, Balcony, Breakfast Area, Separate/Formal Dining Room, Granite Counters, Recessed Lighting, All Bedrooms Up, Primary Suite, Walk-In Closet(s), Built-in Features, Crown Molding
Appliances	Dishwasher, Gas Cooktop, Water Heater, Double Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	2
Stories	Two

### **School Information**

District	Los Angeles Unified
Elementary	Buyer to Verify

Middle	Buyer to Verify
High	Buyer to Verify

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	11
Zoning	LARA
Short Sale	N
RE / Bank Owned	N

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