

# **\$1,249,000 - 12747 Woodley Avenue, Granada Hills**

MLS® #SR25105422

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## **\$1,249,000**

5 Bedroom, 3.00 Bathroom, 2,448 sqft  
Residential on 0 Acres

N/A, Granada Hills,

Welcome to this exquisite Mid-Century Modern single-story estate, perfectly nestled on an expansive 17,846 sq ft lot in one of the area's most sought-after neighborhoods—just moments from Knollwood Golf Course and the scenic Oâ€™Melveny & Bee Canyon Parks. A striking courtyard atrium entry sets the stage for this entertainer’s dream. Inside, soaring nearly 10-foot ceilings elevate the spacious main living areas, creating a bright, airy ambiance throughout. The elegant double-door entryway leads to a formal foyer, a spacious living room, a large family room with a warm fireplace, and a formal dining room offering breathtaking mountain views—ideal for hosting guests in style. The kitchen features granite countertops and a cozy breakfast room, perfect for casual dining. Step outside to a covered outdoor living space with a statement chandelier—designed for memorable gatherings and peaceful evenings. The ultra-private backyard is a serene retreat, showcasing lush landscaping, a large green lawn, and stunning views of Mission Peak. Offering five well-appointed bedrooms, the home features a tranquil primary suite with backyard views through the sliding glass door leading to a wooden deck, a private bath, and ample closet space. Upgrades include new interior and trim paint, new carpeting, smooth ceilings throughout, all dual-pane windows, copper fresh water piping, a 15-year-old roof, and a brand-new HVAC system installed in December 2021—delivering comfort and



peace of mind. Large laundry room with direct garage access, conveniently located right off the kitchen. Large sideyard with double gate access from the driveway. Great floorplan! This is a rare opportunity to own a timeless architectural treasure in a premier locationâ€”donâ€™t miss your chance to make it yours!

Built in 1968

**Essential Information**

MLS® #	SR25105422
Price	\$1,249,000
Bedrooms	5
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,448
Acres	0.41
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Daniel Ross
Listing Office	Pinnacle Estate Properties

**Community Information**

Address	12747 Woodley 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, Underground Utilities, Water Connected
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Parking Spaces	2
Parking	Direct Access, Garage Faces Front, Garage
# of Garages	2
Garages	Direct Access, Garage Faces Front, Garage
View	Mountain(s)
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Copper Plumbing
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Sprinklers In Front, Landscaped, Sprinklers Timer, Sprinkler System, Sprinklers In Rear
Windows	Double Pane Windows, Garden Window(s)
Roof	Composition
Construction	Copper Plumbing
Foundation	Raised

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, All Bedrooms Down, Bedroom on Main Level, Entrance Foyer, Main Level Primary, Primary Suite, Walk-In Closet(s)
Appliances	Double Oven, Dishwasher, Electric Oven, Gas Cooktop, Disposal, Gas Water Heater, Range Hood, Convection Oven, Self Cleaning Oven, Vented Exhaust Fan
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Family Room, Gas Starter
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	June 19th, 2025
Days on Market	14
Zoning	LARA

Short Sale                      N

RE / Bank Owned        N

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