

# **\$869,000 - 16520 Simonds Street, Granada Hills**

MLS® #SR25109795

**\$869,000**

4 Bedroom, 2.00 Bathroom, 1,352 sqft

Residential on 0 Acres

N/A, Granada Hills,

Granada Hills 4 bedroom 2 bathroom charmer with good curb appeal, located on cul-de-sac street. Living room features a wonderful skylight, inviting fireplace, and ceiling fan.

Spacious kitchen features ample cabinetry, double stainless steel sink and range hood, garden window, and laundry hook-ups.

Updating includes vinyl clad double pane windows, copper plumbing, updated heating and air conditioning units, upgraded electrical, copper plumbing, and rebuilt chimney. The home also features ceiling fans, mirrored wardrobe doors, ceramic tile walk-in shower, and cast iron bathtub. Very nicely landscaped front yard areas. The lushly landscaped rear yard features a sweeping covered patio, mature trees, and an additional concrete pad. Large side yard offers RV access and parking. Attached two-car garage with roll-up door and automatic opener. Convenient access to 118 and 405 freeways, and local shopping. John F. Kennedy High School, Northridge Academy Senior High, Valley Academy of Arts and Sciences, and Patrick Henry Middle School (math, science, and technology magnet) attendance areas. Contact schools directly for current information and any limitations.



Built in 1955

## **Essential Information**

MLS® # SR25109795

Price \$869,000

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,352
Acres	0.17
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Michael Abbott
Listing Office	818 Homes

## Community Information

Address	16520 Simonds Street
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	4
Parking	Concrete, Door-Single, Driveway, Driveway Level, Garage, Garage Door Opener, Garage Faces Front, RV Access/Parking, Side By Side
# of Garages	2
Garages	Concrete, Door-Single, Driveway, Driveway Level, Garage, Garage Door Opener, Garage Faces Front, RV Access/Parking, Side By Side
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco, Wood Siding
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Sprinklers In Front, Sprinklers In Rear, Street Level

Windows	Double Pane Windows
Roof	Composition, Shingle
Construction	Stucco, Wood Siding
Foundation	Slab

## Interior

Interior	Carpet, Tile, Vinyl
Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Disposal, Gas Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas Starter, Living Room, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
Middle	Porter
High	Kennedy

## Additional Information

Date Listed	May 16th, 2025
Days on Market	46
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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