

# \$1,299,000 - 17463 Doric Street, Granada Hills

MLS® #SR25111243

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## \$1,299,000

4 Bedroom, 3.00 Bathroom, 2,349 sqft

Residential on 0 Acres

N/A, Granada Hills,

FABULOUS two story home located in a prime desirable neighborhood of Granada Hills with PAID FOR SOLAR sitting on a large private cul de sac lot with a large 3 car garage. The home features 4 bedrooms (one downstairs extra large) and 3 upstairs. Three full baths. The downstairs bath recently remodeled with shower. The completely remodeled kitchen with custom white cabinets and beautiful quartz counters shows like a model. Downstairs has beautiful hardwood floors throughout the formal living room, dining room, entry, and family room. Family room offers a beautiful used brick fireplace. There are newer dual pane windows throughout and custom shutters. Recessed lights throughout. Dual zoned HVAC system. There is a water submeter to save money on sewer bills. Wet bar area is remodeled with custom cabinetry and custom sink. The patio cover was completely replaced in 2022. Primary suite overlooks serene lush landscaping private setting rear yard. All of this Plus great freeway access for the commuter!! Oh! and walking distance to the beautiful O'Melveny Park!



Built in 1985

## Essential Information

MLS® #	SR25111243
Price	\$1,299,000
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	2,349
Acres	0.25
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mari Wood
Listing Office	RE/MAX of Santa Clarita

### Community Information

Address	17463 Doric Street
Area	GH - Granada Hills
Subdivision	N/A
City	Granada Hills
County	Los Angeles
Zip Code	91344

### Amenities

Parking Spaces	3
# of Garages	3
View	Neighborhood, Hills
Pool	None

### Exterior

Lot Description	Cul-De-Sac, Front Yard, Sprinkler System, ZeroToOneUnitAcre
Windows	Double Pane Windows, Shutters

### Interior

Interior Features	Block Walls, Separate/Formal Dining Room, Eat-in Kitchen, Bedroom on Main Level, Primary Suite, Bar
Heating	Central
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

### School Information

District                      Los Angeles Unified

**Additional Information**

Date Listed                      May 19th, 2025  
Days on Market                4  
Zoning                            LARE11  
Short Sale                        N  
RE / Bank Owned            N

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