

\$1,275,000 - 13031 Jolette Avenue, Granada Hills

MLS® #SR25126378

\$1,275,000

4 Bedroom, 3.00 Bathroom, 2,229 sqft
Residential on 1 Acres

N/A, Granada Hills,

****Stunning Two-Story Home on the top of the hill cul de sac in Highly Sought-After Granada Hills Neighborhood!**** Welcome to this beautifully maintained 4-bedroom, 3-bathroom residence offering 2,229 sq ft of refined living space on nearly two thirds of an acre in one of Granada Hills's™ most desirable areas. This exquisite home combines luxury, comfort, and functionalityâ€”perfect for both entertaining and everyday living. Enter through an elegant custom front door with sidelights into a sunken living room bathed in natural light, creating a warm and inviting ambiance. Beautiful solid red oak hardwood floors adorn all living areas and bedrooms with a custom hardwood staircase. The adjacent formal dining room, complete with stylish Pella French doors, sets the stage for memorable gatherings. The thoughtfully updated kitchen is a chef's™ dream, featuring sleek granite countertops, modern cabinetry, a cozy eat-in area with serene backyard views, and a professional-grade Viking stove and hood. The adjoining family room offers a beautiful used brick fireplace, a wet bar, and a seamless layout for relaxing or hosting guests. A spacious downstairs bedroom and updated bathroom with a walk-in shower provide convenience and flexibility for guests or multi-generational living. Upstairs, the luxurious primary suite is a peaceful retreat, showcasing breathtaking mountain views, a spa-inspired bathroom with a separate tub and shower, and a large walk-in closet. Two



additional upstairs bedrooms are connected by a thoughtfully designed Jack-and-Jill bathroom, ensuring privacy and functionality for family or guests. Step outside to a tranquil frontyard or backyard oasis filled with California native plants that attract hummingbirds, bees, and other pollinators—creating a serene, nature-inspired setting. Whether enjoying a quiet evening under the stars or hosting friends, this backyard is the perfect sanctuary. Additional features include a 3-car garage, possible RV access, newer HVAC and ducting, new roof and near award-winning schools such as Van Gogh Elementary and Robert Frost Middle School. Don't miss this rare opportunity to own a true gem in Granada Hills—schedule your private tour today and experience the lifestyle you've always dreamed of!

Built in 1985

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | SR25126378 |
| Price | \$1,275,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,229 |
| Acres | 0.64 |
| Year Built | 1985 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Contemporary |
| Status | Closed |
| Listing Agent | Sean Seckar |
| Listing Office | Redfin Corporation |

Community Information

Address 13031 Jollette 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 | Door-Multi, Driveway, Garage Faces Front, Garage, Direct Access, Driveway Up Slope From Street |
| # of Garages | 2 |
| Garages | Door-Multi, Driveway, Garage Faces Front, Garage, Direct Access, Driveway Up Slope From Street |
| View | Mountain(s), Neighborhood |
| Pool | None |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s), Prewired |

Exterior

| | |
|-------------------|--|
| Exterior | Stucco, Copper Plumbing, Drywall |
| Exterior Features | Rain Gutters |
| Lot Description | ZeroToOneUnitAcre, Drip Irrigation/Bubblers, Near Park |
| Windows | Double Pane Windows, French/Mullioned |
| Roof | Spanish Tile |
| Construction | Stucco, Copper Plumbing, Drywall |
| Foundation | Block |

Interior

| | |
|-------------------|---|
| Interior | Tile |
| Interior Features | Separate/Formal Dining Room, Granite Counters, Open Floorplan, Bedroom on Main Level, Primary Suite, Entrance Foyer, Instant Hot Water, Walk-In Pantry, Wet Bar |
| Appliances | Dishwasher, Disposal, Gas Range, Convection Oven |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Family Room, Gas |
| # of Stories | 2 |

Stories Two

School Information

District Other

Additional Information

Date Listed June 5th, 2025

Days on Market 23

Zoning LARE20

Short Sale N

RE / Bank Owned N

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