

\$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™ most desirable areas. This exquisite home combines luxury, comfort, and functionality—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 Jolette 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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