

# **\$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
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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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