

\$1,424,990 - 12320 Louise Avenue, Granada Hills

MLS® #SR25142752

\$1,424,990

4 Bedroom, 3.00 Bathroom, 2,641 sqft
Residential on 0 Acres

N/A, Granada Hills,

Stunning Views! Welcome to this magnificent retreat nestled in one of Granada Hills's™ most desirable and quiet neighborhoods. A rare blend of peaceful surroundings and convenient city living, this beautifully customized residence offers breathtaking views and refined upgrades throughout. Mornings are gifted with beautiful sunrises over the backyard. Step through impressive double solid mahogany front doors with leaded glass accents into a grand foyer, where a crystal chandelier and decorative tile flooring set the tone for the elegant interiors. The heart of the home, a remodeled open-concept kitchen, is outfitted with premium KitchenAid stainless steel convection oven, Wolfe cooktop, counter depth refrigerator and sleek pendant lighting over the breakfast counter, and a spacious layout perfect for entertaining. Framed custom picture windows designed to capture the beauty of the landscape have been added in the kitchen dining area and separate formal dining room. Adjacent to the true formal dining room is an elegant living area boasting vaulted ceilings, Santos mahogany floors, and a dramatic dual-sided stacked stone fireplace. The expansive family room with porcelain tile floors, a mirrored bar, and access to the backyard oasis make it an entertainer's dream. Upstairs, Brazilian solid cherry hardwood floors lead to a luxurious master suite featuring a large sitting area, walk-in closet and separate triple mirrored



wardrobe doors, as well as a spa-like private bath with a walk-in glass block shower, jetted soaking tub, and double sinks. Step out onto the private redwood deck and enjoy morning coffee with panoramic views of the San Fernando Valley. This energy-efficient home also includes Milgard dual-pane windows and sliders, a LifeSource whole-house water filter, Culligan water softener, relocated attic HVAC system, and a durable Monier gray concrete tile roof. The finished 3-car garage features insulated doors. Helping maintain comfort is a Quiet Cool house attic fan. Step into the backyard paradise—a \$35,000 pool remodel includes new plaster, tile, lighting, deck, and railing. Enjoy the saltwater pool with Hayward spa heater, separate covered spa, koi pond with bridge, gas line for a BBQ center, and sun deck—perfect for private relaxation or unforgettable gatherings. Don't miss your chance to own this unique, move-in-ready home that seamlessly blends modern comforts, timeless design, and unmatched views.

Built in 1978

Essential Information

MLS® #	SR25142752
Price	\$1,424,990
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,641
Acres	0.26
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed

Listing Agent	John Mazziotta
Listing Office	RE/MAX One

Community Information

Address	12320 Louise Avenue
Area	GH - Granada Hills
Subdivision	N/A
City	Granada Hills
County	Los Angeles
Zip Code	91344

Amenities

Parking Spaces	3
Parking	Garage, Door-Multi, Driveway, Garage Faces Front, Side By Side
# of Garages	3
Garages	Garage, Door-Multi, Driveway, Garage Faces Front, Side By Side
View	Mountain(s), Valley
Waterfront	Pond
Has Pool	Yes
Pool	Private, In Ground

Exterior

Lot Description	Back Yard, Front Yard, Landscaped, Yard, Lawn
Windows	Double Pane Windows
Roof	Tile

Interior

Interior	Tile, Wood
Interior Features	Separate/Formal Dining Room, Granite Counters, Bedroom on Main Level, Walk-In Pantry, Beamed Ceilings, Breakfast Area, Entrance Foyer, Primary Suite, Recessed Lighting, Sunken Living Room
Appliances	Double Oven, Dishwasher, Disposal, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Dining Room, See Through
# of Stories	2
Stories	Two

School Information

District Los Angeles Unified

Additional Information

Date Listed June 25th, 2025
Days on Market 6
Zoning LARE11
Short Sale N
RE / Bank Owned N

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