

# \$1,359,000 - 11721 Killimore Avenue, Porter Ranch

MLS® #SR25152047

**\$1,359,000**

5 Bedroom, 4.00 Bathroom, 2,860 sqft

Residential on 0 Acres

N/A, Porter Ranch,

Dreaming of Living in Porter Ranch? This 5-Bedroom Pool Home Has It All If you've been thinking about moving to Porter Ranch, this is the one you've been waiting for.

Located in one of the most sought-after neighborhoods, this updated Porter Ranch home for sale offers over 2,800 sq ft of open living space, a sparkling pool, and a guest unit designed for both comfort and style.

Step inside to high vaulted ceilings and an abundance of natural light in the formal living room. The open floor plan connects to a formal dining area and a beautifully updated kitchen with a large center island, custom backsplash, stainless steel appliances, and an eat-in area.

The adjacent family room features a granite-surround fireplace and built-in storage ideal for both entertaining and everyday living. Upstairs, the spacious primary suite boasts cathedral ceilings and a private bath with newer vanity, updated flooring, and a shower/tub combo. The adjacent bedroom was converted into an incredible walk-in closet, creating a true retreat. Two additional bedrooms and a hallway bath complete the upstairs layout. Outside, the resort-style backyard offers the perfect place to relax or entertain with a pebble-bottom pool and spa, stamped concrete patio, oversized trellis, built-in BBQ island, artificial turf, solar lighting, and lush landscaping. The attached guest unit approximately 260 sq ft and currently in the permitting process features a kitchenette and full bathroom, perfect for



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guests, extended family, or potential rental income. Other upgrades include two tankless water heaters, dual-zone A/C, a Tesla solar panel system, Moen shutoff valve, and a newer 200-amp electrical panel. Located minutes from hiking trails, parks, and The Vineyards at Porter Ranch, and within the boundaries of top-rated schools including Castlebay Lane Elementary, Frost Middle School, and Granada Hills Charter High School, this is your chance to experience the best of living in Porter Ranch. Don't miss your opportunity to own this rare Porter Ranch home for sale—your dream lifestyle starts here.

Built in 1977

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | SR25152047              |
| Price          | \$1,359,000             |
| Bedrooms       | 5                       |
| Bathrooms      | 4.00                    |
| Full Baths     | 4                       |
| Square Footage | 2,860                   |
| Acres          | 0.21                    |
| Year Built     | 1977                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Tudor                   |
| Status         | Closed                  |
| Listing Agent  | Scott Himmelstein       |
| Listing Office | Park Regency Realty     |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 11721 Killimore Avenue |
| Area        | PORA - Porter Ranch    |
| Subdivision | N/A                    |
| City        | Porter Ranch           |
| County      | Los Angeles            |

Zip Code 91326

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 1  |
| Parking        | Direct Access, Door-Single, Driveway, Garage |
| # of Garages   | 1  |
| Garages        | Direct Access, Door-Single, Driveway, Garage |
| View           | None   |
| Has Pool       | Yes  |
| Pool           | In Ground, Pebble, Private                   |

## Exterior

|                 |   |
|-----------------|---|
| Lot Description | ZeroToOneUnitAcre, Front Yard, Landscaped, Yard |
| Windows         | Double Pane Windows                             |
| Roof            | Concrete, Tile                                  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan, Cathedral Ceiling(s), In-Law Floorplan, Pantry, Primary Suite, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Range, Refrigerator, Water Heater   |
| Heating           | Central   |
| Cooling           | Central Air, Dual   |
| Fireplace         | Yes   |
| Fireplaces        | Family Room, Gas  |
| # of Stories      | 2   |
| Stories           | Two   |

## School Information

|            |                       |
|------------|-----------------------|
| District   | Los Angeles Unified   |
| Elementary | Castlebay Lane        |
| Middle     | Frost                 |
| High       | Granada Hills Charter |

## Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | July 10th, 2025 |
| Days on Market  | 1               |
| Zoning          | LARE9           |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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