

# **\$1,499,000 - 13123 Whistler Avenue, Granada Hills**

MLS® #SR25246937

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## **\$1,499,000**

5 Bedroom, 4.00 Bathroom, 3,031 sqft  
Residential on 0 Acres

N/A, Granada Hills,

Gorgeous Sprawling Single Story Granada Hills Pool Home set against the Backdrop of Bee Canyon & O'Melveny Park. This Stunning home Exudes charm with its Stacked Stone Exterior Accents that Beautifully Compliment the Meticulously Landscaped surroundings. The Hardscape that Surrounds the Home adds to its Appeal creating Atmosphere. The Spacious home Features 5 Bedrooms and 3 1/2 Bathrooms offering Plenty of room for Comfortable Living. Inside you will find Spacious Rooms adorned with Custom Window Treatments and Light Fixtures creating a warm and Inviting Ambience throughout. The Kitchen is a Chef's Dream, featuring a Custom Nook with Desk, Large Island, Quartz Countertops, Stainless Steel Appliances which include Double-Oven, Built in Convection Oven, Paneled Dishwasher, Trash Compactor, Self-Closing Cabinet Doors, and Pots and Pan Drawers. The Family Room Boasts a Built-in Entertainment Center Stacked Stone Fireplace, Large Custom Window Bringing the Outdoors in, and a Security Door which Leads to the Backyard Retreat. The Living Room, Dining Room and Sunken Bar provide ample Space for Gathering and Socializing. The Primary Suite is a true Oasis complete with a Custom Bathroom and a Spacious Walk-in Closet. The Luxurious Primary Bathroom features Granite Counters, Tile Flooring and Tub Surround, a Tile Shower with two Shower heads, Rain Shower Head and Bench, Vanity with Dual



Sinks and Mirrors, and Exquisite Finishes Throughout. The Primary Bedrooms custom double Sliding Doors Open to the Backyard Retreat, allowing for Seamless indoor-outdoor Activities. This Homes Backyard Retreat is a true Sanctuary, offering a blend of natural Beauty and Modern amenities that Create an Unforgettable Outdoor experience. Featuring a Large Saltwater Pool and Spa with Waterfall, Built-in BBQ, Upper Dining Deck and Fire-pit. Just Imagine yourself Soaking up the Sun or Relaxing by the Firepit with Family and Friends while taking in the Soothing Sounds of the Waterfall, the Lush Greenery which includes an Avocado Tree, Lime Tree, Asian Pear Tree & Apple Tree, and the Serene Views of the Rolling O'Melveny Hills. All of this, and it's located Walking distance to Van Gogh Charter School, Bee Canyon Park and O'Melveny Park. Additional Upgrades include Dual Pane Windows Throughout, Newer Roof and HVAC system & Jandy Remote Controlled Pool System and Custom Gates to conceal Pool equipment.

Built in 1968

## Essential Information

MLS® #	SR25246937
Price	\$1,499,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,031
Acres	0.23
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed

Listing Agent	Christa Farrell
Listing Office	Pinnacle Estate Properties, Inc.

## Community Information

Address	13123 Whistler 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, Cable Connected
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Hills
Has Pool	Yes
Pool	Gas Heat, In Ground, Private, Salt Water

## Exterior

Exterior	Stucco
Exterior Features	Lighting
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Landscaped, Near Park, Lawn, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System, Trees
Windows	Double Pane Windows
Roof	Composition
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Bar, Block Walls, Breakfast Area, Eat-in Kitchen, Quartz Counters
Appliances	Microwave, Refrigerator, Dryer, Washer, Double Oven, Gas Cooktop, Ice Maker, Trash Compactor, Water To Refrigerator

Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
Elementary	Van Gogh
Middle	Frost

### **Additional Information**

Date Listed	October 24th, 2025
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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