

# \$1,200,000 - 11049 Baird Avenue, Porter Ranch

MLS® #TR25123551

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## \$1,200,000

4 Bedroom, 2.00 Bathroom, 2,243 sqft

Residential on 0 Acres

N/A, Porter Ranch,

Welcome to 11049 Baird â€” a beautifully maintained single-family home nestled on an expansive 11,004 sq ft lot. This residence offers a spacious, modern kitchen complete with a large center island, sleek backsplash, and seamless flow into both the living and dining areas â€” perfect for entertaining and everyday living.

Enjoy real hardwood floors, a cozy fireplace, an indoor BBQ, and a versatile secondary living room ideal as a home office, playroom, or anything that fits your lifestyle. The newly renovated primary bathroom exudes spa-like luxury with elegant finishes and generous space. One bedroom has been transformed into a stunning walk-in closet â€” easily converted back to a bedroom if desired.

Low-maintenance artificial turf enhances both the front and back yards, with the backyard offering ample room to add a pool, build an ADU (Accessory Dwelling Unit), or enjoy as a private retreat for family fun and gatherings.

Relatively recent upgrades include a new HVAC system, updated plumbing, and additional attic insulation to boost energy efficiency.

Located in a quiet, family-friendly neighborhood with top-rated schools â€” including elementary and middle schools rated 9 and 10, and within the pre-charter boundary of Granada Hills Charter High School â€” this home is the ideal setting for families at any stage.



Built in 1961

Essential Information

MLS® #	TR25123551
Price	\$1,200,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,243
Acres	0.25
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jason Jiang
Listing Office	Universal Elite Inc.

Community Information

Address	11049 Baird Avenue
Area	PORA - Porter Ranch
Subdivision	N/A
City	Porter Ranch
County	Los Angeles
Zip Code	91326

Amenities

Utilities	Natural Gas Available
Parking Spaces	2
Parking	Garage, Driveway
# of Garages	2
Garages	Garage, Driveway
View	None
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre, Front Yard, Irregular Lot
Windows	Double Pane Windows
Foundation	Raised

Interior

Interior	Wood, Tile
Interior Features	Breakfast Bar, Open Floorplan, All Bedrooms Down, Breakfast Area, Eat-in Kitchen, Granite Counters, Recessed Lighting, Separate/Formal Dining Room, Storage
Appliances	Dishwasher, Gas Oven, Microwave, Barbecue, Built-In Range, Gas Water Heater, SixBurnerStove
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	10
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

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