

\$1,499,999 - 17506 Mayerling Street, Granada Hills

MLS® #IV24072447

\$1,499,999

4 Bedroom, 4.00 Bathroom, 2,640 sqft
Residential on 0 Acres

N/A, Granada Hills, CA

Rare opportunity to customize and finish building your dream home. Home was appraised by independent appraiser at just over 1.8 million ARV. Seller has purchased plank flooring for the rest of the house that can be included. During construction, over 500 sq ft was added. The home was taken down to the studs and extensively rebuilt from the ground up to its current condition, providing an opportunity to put your personal stamp on a nearly finished masterpiece. As you step through the grand 13ft x 6ft modern glass pivot front door, you'll be greeted by a huge open living space set up for a large kitchen/island, fireplace/entertainment area, formal dining room area, and recessed lighting/overhead speakers. The exterior pocket doors seamlessly blend the indoors with the outdoors, creating a fluid and inviting living environment. Inside, the raised ceilings and brand new windows flood the interior with natural light. The home features brand new electrical with a 400 amp panel. Perfect for an ADU, Pool, hard scaping, all the electrical needs you can think of. Low voltage wiring and surround sound have been installed. New plumbing has also been installed, ensuring reliable and efficient performance. In the master bedroom, a luxurious steam shower awaits, offering a spa-like retreat. In addition, the bathrooms boast sleek, wall-mounted modern toilets. Bathrooms have been tiled as notated in the pictures. The master features a large walk in closet, exterior pocket door, and



a lot of living space. The other bedrooms are large and spacious and feature bathrooms in 2 out of the 3 other

Built in 1965

Additional Information

City	Granada Hills
County	Los Angeles
Zip	91344
MLS® #	IV24072447
Bedrooms	4
Bathrooms	4
Square Ft	2,640
Lot Size	0.30
Neighborhood	GRANADA HILLS (91344)
Garages	2

Listing Details

Provided By: RYAN LEVI REALTY

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