

# EXQUISITE SINGLE STORY HOME IN KNOLLWOOD ESTATES!



**\$ 1,099,000**



**12528 Nedra Dr, Granada Hills, CA 91344**

**WEB: 12528NedraDr.com**

- » **Beds:** 4 | **Baths:** 3 Full
- » **MLS #:** SR18134069
- » Single Family | 3,362 ft<sup>2</sup> | Lot: 17,556 ft<sup>2</sup>
- » 4 Bedrooms/ 3 Baths
- » 3362 Sq/Ft of Living Space
- » Separate Living Room, Family Room & Dining Room
- » Large 17,556 Sq/Ft Flat Lot with RV Access
- » Relaxing Yard w/Pool, Covered Patio, Gazebo, Fruit Trees and Beautiful Roses

QR Code



**Diana Hagopian**  
**(818) 581-1839 (Direct)**  
homesbyrealtordiana@gmail.com  
<http://DianaHagopian.com>

**PINNACLE**  
ESTATE PROPERTIES, INC.  
Pinnacle Estate Properties Inc.  
18635 Devonshire St  
Northridge, CA 91324  
(818) 581-1839

**Located in the highly desirable Knollwood Estate community, this exquisite single story home is truly a rare find!** The moment you drive up you will be captivated by the superb curb appeal. Enter through the gated front porch and through the beautifully crafted Douglas Fir front door and into this well maintained entertainers home. Tons of living space with separate formal living room, separate family room and separate dining room. Sit back and enjoy the serene backyard and pool views through the abundant windows in the living room. Spacious living room with beamed vaulted ceilings and double sided rock fireplace. Extended cozy family room with beamed vaulted ceilings, rock fireplace, wood shutters and glass slider leading you out to private rear yard. Chefs kitchen with center island, newer stainless steel Kitchenaid appliances, double oven, over sized pantry, tons of cabinet space and breakfast bar. Over sized master with fireplace, glass slider to rear yard, walk in closet, plus 2 additional mirrored closets and spectacular vanity/dressing area. Master bath with separate shower and tub, relaxing sauna and dual sinks. 3 additional bedrooms, all very good sized with mirrored closets. This private- park like 17,556 sq/ft lot is any entertainers dream! Refreshing pool for the upcoming summer months. Relaxing covered patio and gazebo area. Tons of grass area, magnificent roses and a

CalBRE#01451473. ©Properties Online, Inc. The above information including square footage is based on data received from the seller and/or from public sources. This information is deemed reliable but has not been independently verified and cannot be guaranteed. Prospective buyers are advised to verify information to their own satisfaction prior to purchase. Equal Housing Opportunity. Any Tradenames and Trademarks referred to within are the property of their respective trademark holders.

