

# Single Story Home in Knollwood Estates



**\$ 784,900**



**12645 McLennan Ave, Granada Hills, CA 91344**

**WEB: [12645McLennanAve.com](http://12645McLennanAve.com)**

- » **Beds:** 4 | **Baths:** 2 Full
- » **MLS #:** SR19091239
- » Single Family | 2,107 ft<sup>2</sup> | Lot: 11,414 ft<sup>2</sup>
- » 4 Bedrooms & 2 Baths
- » Over 2100 Sq/Ft of Living Space
- » Separate Family Room, Living Room & Dining Room
- » RV Access w/Electrical Hook Ups
- » Newer windows, Vinyl Fencing Throughout

QR Code



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**Charming single story ranch home located in the desirable north of Rinaldi Knollwood area in Granada Hills.** This 4 bedroom home is over 2100 sq/ft with tons of living space. Separate formal step down living room with fireplace. Separate step down family room with glass slider leading out to entertainers yard. Additionally there is a separate formal dining room. Large kitchen with eating area and newer stainless steel appliances. Great pride of ownership with newer windows, newer wood floors, copper plumbing, newer vinyl exterior fencing and more. Large 11,414 sq/ft lot with RV access that has electrical hookups. Enjoy your summer evenings in your rear yard that has large grassy area plus newer vinyl covered patio. This desirable home with amazing curb appeal will not last long! **SELLER WILL ENTERTAIN OFFERS FROM \$775,000 TO \$784,900**

