

# Prime Pool Home on Cul-de-Sac

## 17278 Sunderland Drive • Granada Hills

Call John  
for a  
private  
showing

**\$747,000**



- Prime Area of Granada Hills
- Fully Remodeled (2016)
- 3 Bedroom / 2 Bathrooms
- 1,949 sq. ft. (approx.)
- 11,234 sq. ft. Lot (approx.)
- Built in 1960
- Zoned R-1
- Cul-de-Sac
- Living Room w/Fireplace
- Den w/Ceiling Fan
- Formal Dining Room w/French Slider
- 2nd Dining Room w/Views to Yard
- Kitchen w/Tile Counters & Flooring
- Master Bedroom Suite w/Dual Closets
- Main Bathroom w/Hot Tub
- Laundry Closet (indoor)
- Attached 2-Car Garage + Workshop
- Rear Covered Patio for Entertaining
- Large Wood Gazebo
- Two Private Fully Fenced Backyards w/Views
- Swimming Pool w/Diving Board
- Solar Panels (Solar City)
- Newer 200 amp Electrical Service
- Central Air Conditioning & Heating
- Newer Distressed Hardwood Floors Throughout
- Newer LED Recessed Lighting
- Full Alarm System (ADT)
- Nest System w/Smoke & Fire
- Full Automatic Sprinkler System (front/back)

Accredited Buyer Representative (ABR)  
Certified Residential Specialist (CRS)  
Certified Luxury Home Marketing Specialist  
Graduate of the Realtors Institute (GRI)  
Senior's Real Estate Specialist (SRES)  
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