

# Prime Corner Lot Turnkey Home

10625 Dempsey Avenue • Granada Hills • 91344

\$634,000



- Prime San Fernando Valley (SFV) Location
- 3 Bedroom
- 1¼ Bathroom
- 1,485 sq. ft. (approx.)
- 7,570 sq. ft. Flat Corner Lot (approx.)
- Built in 1955
- Zoned R-1
- Family Room with Fireplace & French Slider to Yard
- Large Living Room with Skylight (can be used as Formal Dining Room)
- Kitchen with Granite Counters & Newer Cabinets (farmhouse sink, S/S dishwasher, freestanding S/S 5-burner range/oven, extractor)
- Dining Room with view to Backyard
- Laundry Room (indoor)
- Attached Finished 2-Car Garage
- RV/Boat/Trailer Gated Parking Pad
- Large, Flat, Private Backyard w/Shade Tree & Orange Tree
- Backyard Fully Enclosed with Timbercrete® Concrete Fencing
- Covered Backyard Patio
- Laminate Flooring Throughout
- Central A/C w/Forced Air Heat with Nest Thermostat
- Dual-Pane Vinyl Windows
- Recessed Lighting Throughout Home
- Copper Plumbing
- Front & Rear Sprinklers with Auto Bluetooth Controllers
- Ring® Security System w/Video Floodlights
- Near Transportation (bus, freeways, major streets)
- South of 118 & West of 405 freeways

for further information, please call...



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