



12654 Darla Ave, Granada Hills, CA 91344

\$1,203,322

Redfin Estimate

4

Beds

2

Baths

2,264

Sq Ft



Off Market

This home last sold for \$750,000 on Jan 16, 2020.

About This Home

Trust Sale. Granada Hills contemporary fixer with dramatic sweeping valley views. Floor to ceiling windows. Large living are with adjacent family room. Some sliders and windows have been replaced. Galleria hallway. Two car garage leading to a courtyard entry.

Listed by Larry Bovshow • DRE #00768672 • Trust Properties USA,Inc

Listed by Paul Hargraves • DRE #01122415 • Trust Properties USA,Inc

Redfin last checked: 2 minutes ago | Last updated Jan 17, 2020

• Source: CRISNet

Bought with Armen Saroyan • DRE #01509865 • SARO Realty Inc

Redfin Estimate for 12654 Darla Ave

[Edit Home Facts](#) to improve accuracy.

[Create an Owner Estimate](#)

Create an Owner Estimate

\$1,203,322

Track This Estimate

+\$453K since sold in 2020 [See estimate history](#)
Redfin Estimate based on recent home sales. i



\$1,205,000 Sold Price

A

4 Beds 3 Baths 2,288 Sq. Ft.

17021 Paulette Pl, Granada Hills, CA 91344

− \$5/sq ft

↑ larger lot



\$1,350,000 Sold Price

B

4 Beds 2 Baths 2,441 Sq. Ft.

12515 Jolette Ave, Granada Hills, CA 91344

+ \$21/sq ft

↑ larger lot

[View comparables on map](#) ▾

Homeowner Tools



[Edit home facts](#)

Review property details and add renovations.



[Manage photos](#)

Update home photos or make them private.



[Create an Owner Estimate](#)

Select recent home sales to estimate your home's value.



View Owner Dashboard

Track your estimate and nearby sale activity.

Home Facts

Status	Closed Sale
Property Type	Single Family Residence
Year Built	1964
Style	Contemporary
Community	GH - Granada Hills
Lot Size	0.25 Acres
MLS#	SR19272107

Price Insights

Redfin Estimate	\$1,203,322
Price/Sq.Ft.	\$532
Buyer's Brokerage Commission	2.5%



Property Details for 12654 Darla Ave

RMap data ©2022

Interior Features

Laundry Information

- Has Laundry
- Individual Room, Inside

Bathroom Information

- # of Baths (Full): 2

Cooling Information

- Central
- Has Cooling

Room Information

- Family Room, Living Room

Fireplace Information

- Living Room
- Has Fireplace

Heating Information

- Central Furnace
- Has Heating

Interior Features

- Levels: One
- Main Level Bathrooms: 2
- Main Level Bedrooms: 4

Parking / Garage, Exterior Features, Utilities, Taxes / Assessments

Parking / Garage Information

- Attached Garage
- # of Garage Spaces: 2
- # of Parking Spaces: 2

Exterior Features

- Pool Features: None
- Has Sprinklers

Utilities Information

- Sewer: Public Sewer
- Water Source: District/Public

Assessments Information

- Assessments: Unknown

School / Neighborhood

Neighborhood Information

- Community Features: Curbs

School Information

- High School District: Los Angeles Unified

Property / Lot Details

Lot Information

- Elevation Units: Feet
- Lot Size Source: Assessor's Data
- Lot Features: Sprinkler System

Property Information

- Total # of Units: 1
- Common Walls: No Common Walls
- Parcel Number: 2602019027
- Total # of Stories: 1
- Has View
- Year Built Source: Assessor

Location Details, Listing Information

Location Information

- Directions: West of Balboa Blvd. / North of Westbury
- Zoning: LARE11

Buyer's Brokerage Compensation

- 2.5%

Agent & Office Information

Listing Agent Information

- List Agent First Name: Larry
- List Agent Last Name: Bovshow
- Co-List Agent First Name: Paul
- Co-List Agent Last Name: Hargraves

Listing Office Information

- List Office Name: Trust Properties USA,Inc
- Co-List Office Name: Trust Properties USA,Inc

Selling Agent Information

- Buyer Agent First Name: Armen
- Buyer Agent Last Name: Saroyan

Selling Office Information

- Buyer Office Name: SARO Realty Inc

Property information provided by CRISNet when last listed in 2019. This data may not match [public records](#). [Learn more](#).

File & Tax History for 12654 Darla Ave

Sale History Tax History

Today

○ Jan 16, 2020	Sold (Public Records)	\$750,000 (4.4%/yr)
Date	Public Records	Price

Jan, 2020

○ Jan 16, 2020	Sold (MLS) (Closed Sale)	\$750,000
Date	CRISNet #SR19272107	Price

○ Dec 9, 2019	Contingent (Active Under Contract)	—
Date		Price

CRISNet #SR19272107


○ Nov 26, 2019
Date

Listed (Active)
CRISNet #SR19272107

\$749,000
Price

[See all property history](#) ▾

Key Facts for 12654 Darla Ave

 [Edit Facts](#)

Beds	4
Baths	2
Sq. Ft.	2,264
Stories	1
Lot Size	0.25 Acres
Style	Single Family Residential
Year Built	1964
Year Renovated	1964
County	Los Angeles County
APN	2602019027

Home facts updated by county records on Feb 20, 2022.

Cost of home ownership

\$3,276 per month

30 year fixed, 3.5% interest ⓘ

[Customize calculations](#)

[CUSTOMIZE CALCULATIONS](#)

● Mortgage payment	\$2,357
● Property taxes	\$781
● HOA dues	Add
● Homeowners' insurance	\$138
● Utilities & Maintenance	Add

File Proceeds

Home Sale Price i

\$1,203,322

Outstanding Mortgage i

\$577,000

	Selling with Traditional Agent	Selling with Redfin Agent
Your Total Sale Proceeds	\$554,034	\$566,067 +\$12,033
Seller Agent Commission	2.5% (\$30,083)	1.5% (\$18,050)

Compare Agent Services ∨

Show Taxes and Fees ∨

Get \$12,033 More Selling Your Home with a Redfin Agent

Schedule Selling Consultation

Rental Estimate for 12654 Darla Ave

[Edit Home Facts](#) to improve accuracy.

\$3,917 - \$4,741 / mo

Market trends for Los Angeles

Single family home, 4+ beds

\$6,600 / mo

Median rent

-12%

Since Jan 2021

Rental estimate based on recent rentals. i

Activity for 12654 Darla Ave






 27 <small>Views</small>	 28 <small>Favorites</small>	 9 <small>X-Outs</small>	 2 <small>Redfin Tours</small>
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Schools

This home is within the [Los Angeles Unified](#).

Granada Hills's enrollment policy is not based solely on geography. Please check the school district website to see all schools serving this home.

GreatSchools Summary Rating

7/10	Van Gogh Charter <small>Charter, K-5 • Serves this home</small>	468 <small>Students</small>	0.3mi <small>Distance</small>	 <small>40 reviews</small>
4/10	Seventh Street Elementary <small>Public, K-5 • Choice school</small>	394 <small>Students</small>	40.4mi <small>Distance</small>	 <small>27 reviews</small>
9/10	Robert Frost Middle <small>Public, 6-8 • Serves this home</small>	1594 <small>Students</small>	0.6mi <small>Distance</small>	 <small>30 reviews</small>
-/10	Dorothy V. Johnson Communi... <small>Public, 7-12 • Choice school</small>	79 <small>Students</small>	29.1mi <small>Distance</small>	 <small>1 reviews</small>
7/10	Northridge Academy High <small>Public, 9-12 • Serves this home</small>	1062 <small>Students</small>	4.0mi <small>Distance</small>	 <small>6 reviews</small>

3/10

James Monroe High

Public, 9-12 • Choice school

2071

Students

4.6mi

Distance



9 reviews

School data is provided by [GreatSchools](#), a nonprofit organization. Redfin recommends buyers use GreatSchools information and ratings as a first step, and conduct their own investigation to determine their desired schools or school districts, including by contacting and visiting the schools themselves. [Learn more about GreatSchools' rating system.](#)

Redfin does not endorse or guarantee this information. School service boundaries are intended to be used as a reference only; they may change and are not guaranteed to be accurate. To verify school enrollment eligibility, contact the school district directly.

Schools don't impact everyone equally. [Learn more about the achievement gap.](#)

ound This Home

Transportation in Granada Hills North



12 /100

Car-Dependent
Walk Score®



26 /100

Some Transit
Transit Score®



6 /100

Somewhat Bikeable
Bike Score®



Places Nearby

3 groceries, 10 restaurants, 1 park



Climate Risk

About Climate Risk

Most homes have some risk of natural disasters, and may be impacted by climate change due to rising temperatures and sea levels.

Flood Risk Provided by [First Street Foundation](#)



Flood Factor

Flood risk information is not available for this home at this time.

Environmental Risks Provided by ClimateCheck



Storm Risk

Moderate - 13 storms expected in 2050



Drought Risk

Extreme - Water stress expected to be 61% in 2050



Heat Risk

Moderate - 33 hot days expected in 2050



Fire Risk

High - 3.1% of land expected to burn in 2050



Climate risk data is provided for informational purposes only by Flood Factor™ and ClimateCheck®.

Redfin does not endorse nor guarantee this information. By providing this information, Redfin and its agents are not providing advice or guidance on flood risk, flood insurance, or other climate risks. Redfin strongly recommends that consumers independently investigate the property's climate risks to their own personal satisfaction.

Questions or feedback about this data? Get help at floodfactor.com and climatecheck.com

Market Insights for 12654 Darla Ave

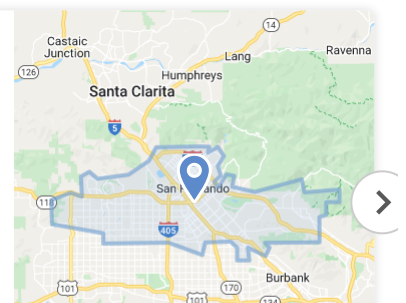
Based on homes from MLS and/or public records

[Redfin](#) > [California](#) > [Los Angeles](#) > [Granada Hills North](#)

Single-Family Home Sales (Last 30 days)

North Valley Neighborhood

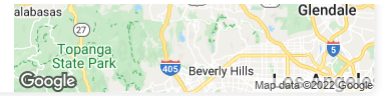
\$860K	35	277
Median List Price	Median Days on Mkt.	# Listed Homes
\$515	103.4%	230



Median \$ / Sq. Ft.

Median Sale-to-List

Sold Homes



Single-Family Home Trends in North Valley

Median Sale Price ▼

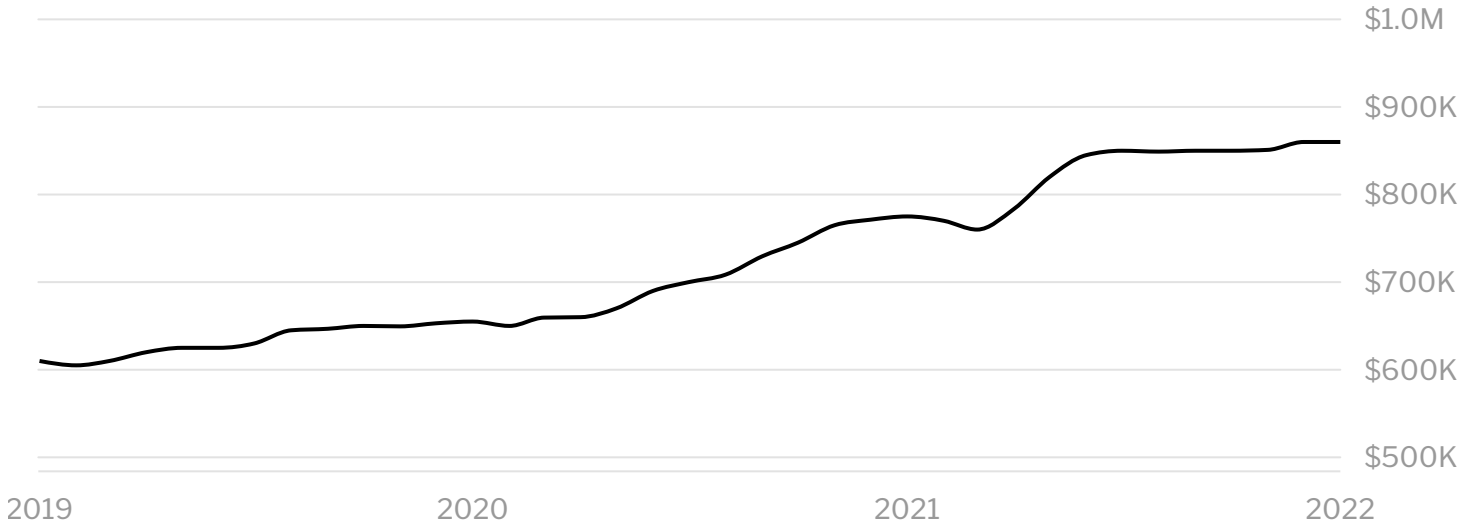
Single Family Homes ▼

Median Sale Price (Single Family Homes)

\$860,000

+11.0% YoY | Jan 2022

1y 3y 5y



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Location	Data Jan 2022	Growth % YoY
North Valley	\$860,000	+11.0%

[See more market trends in North Valley](#)

Market Competition in North Valley

Calculated over the last 3 months

65 Somewhat Competitive

Redfin Compete Score™ ⓘ

0

100

- Some homes get multiple offers.
- The average homes sell for about **4%** above list price and go pending in around **33 days**.
- Hot homes can sell for about **7%** above list price and go pending in around **11 days**.

Compare to nearby Neighborhoods



What It Takes to Win an Offer near **North Valley**

~\$1M Offer 6 Weeks Ago

5 Beds, 2 Baths, ~2,250 Sq. Ft. House

Offer Not Accepted — Sold for \$1.25M

3%	8	12	~20%
Over List Price	Days on Market	Competing Offers	Down Payment

Submitted 36k above asking without contingencies but the seller accepted a better offer

Josh Ritnimit
Redfin Agent

[More Offer Insights](#) ▾

Recommended For You

Based on homes you've looked at.

NEW 2 DAYS AGO

\$865,000

3 Beds 2 Baths 1,656 Sq. Ft.

1936 W 80th St, Los Angeles, CA 90047

NEW 3 HRS AGO

\$519,900

4 Beds 2 Baths 1,684 Sq. Ft.

6340 Orange Knoll Ave, San Bernardino, CA 92404

OPEN FRI, 3PM TO 5PM

\$899,000

2 Beds 2 Baths 1,305 Sq. Ft.

1600 Allesandro St, Los Angeles, CA 90026

HOT HOME

\$525,000

2 Beds 1.5 Baths 1,142 Sq. Ft.

12045 Foster Rd #5, Norwalk, CA 90650

\$825,000

3 Beds 3.5 Baths 1,415 Sq. Ft.

8700 S 8th Ave, Inglewood, CA 90305

NEW 3 HRS AGO

\$1,350,000

— Beds — Baths — Sq. Ft.

312 N Coronado St, Los Angeles, CA 90026

[See 7 More Homes in Your Feed](#)

Nearby Similar Homes

Homes similar to this home are listed between \$665K to \$1,850K at an average of \$550 per square foot.

NEW 2 HRS AGO

\$1,250,000

4 Beds 2.5 Baths 2,526 Sq. Ft.

13306 Mission Tierra Way, Granada Hills, CA 91344

Yard

Garage

Low Street Noise

Fireplace

Stainless Appliances

\$1,850,000

4 Beds 3 Baths 3,208 Sq. Ft.

17938 Montague Ct, Granada Hills, CA 91344

Yard

Garage

Fireplace

Hardwood Floor

Stainless Appliances

OPEN SAT, 12PM TO 4PM

HOT HOME

\$999,998

5 Beds 3 Baths 2,879 Sq. Ft.

13020 Evelina St, Sylmar, CA 91342

Yard

Quartz Countertops

Walk-In Closet

Cul-de-sac

Kitchen Island

\$1,489,000

3 Beds 3 Baths 2,385 Sq. Ft.

11907 Louise Ave, Granada Hills, CA 91344

Formal Dining Room

HOT HOME

\$899,000

3 Beds 2 Baths 1,692 Sq. Ft.

17173 Lorillard St, Granada Hills, CA 91344

Yard

Garage

Formal Dining Room

OPEN SAT, 12PM TO 3PM

\$739,000

3 Beds 2 Baths 1,260 Sq. Ft.

11221 Balboa Blvd, Granada Hills, CA 91344

Yard

Garage

Fireplace

[View More Homes](#)

Nearby Recently Sold Homes

Nearby homes similar to this home have recently sold between \$871K to \$1,355K at an average of \$535 per square foot.

SOLD DEC 30, 2021

\$1,285,000 Last Sold Price

3 Beds 2 Baths 2,412 Sq. Ft.

12451 McLennan Ave, Granada Hills, CA 91344

Yard

Garage

Hardwood Floor

Granite Countertops

Walk-In Closet

SOLD JAN 28, 2022

\$1,150,000 Last Sold Price

5 Beds 2 Baths 2,159 Sq. Ft.

17139 Nanette St, Granada Hills, CA 91344

Yard

Garage

SOLD SEP 15, 2021

\$1,325,000 Last Sold Price

4 Beds 2 Baths 2,061 Sq. Ft.

17034 Lisette St, Granada Hills, CA 91344

Yard

Garage

Fireplace

Brick Exterior

Modern

[View More Recently Sold Homes](#)

Nearby Properties

Data from public records.

[12660 Dorina Place, Granada Hills, CA](#)

4 Beds | 5 Baths | 2803 Sq. Ft.

[12651 Darla Avenue, Granada Hills, CA](#)

4 Beds | 2.5 Baths | 2084 Sq. Ft.

[12701 Darla Avenue, Granada Hills, CA](#)

4 Beds | - Baths | 2252 Sq. Ft.

[12700 Darla Avenue, Granada Hills, OS](#)

4 Beds | 1.5 Baths | 2084 Sq. Ft.

[12642 Darla Avenue, Granada Hills, CA](#)

4 Beds | 2 Baths | 2252 Sq. Ft.

Show More ▾

More Real Estate Resources

New Listings in 91344

10124 Gerald Ave

13306 Mission Tierra Way

11907 Louise Ave

11934 Salem Dr

10556 Dempsey Ave

17938 Montague Ct

Show More ▾

Neighborhoods

Encino homes for sale

Granada Hills homes for sale

Sherman Oaks homes for sale

Northridge homes for sale

Woodland Hills homes for sale

Nearby Cities

Pasadena homes for sale

Whittier homes for sale

Anaheim homes for sale

Newport Beach homes for sale

Huntington Beach homes for sale

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90210 homes for sale

90024 homes for sale

90025 homes for sale

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Frequently Asked Questions for 12654 Darla Ave

What is 12654 Darla Ave? 

What is the rental es

How many photos are available for this home? 

How competitive is t

How much is this home worth? 

What comparable h

When was this home built and last sold? 

What's the full addr

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GreatSchools Ratings provided by [GreatSchools.org](https://www.greatschools.org).