

SAL VALENCIA
REAL ESTATE

NEW TO MARKET

13722 GRIDER AVE

HAWTHORNE • HOLLYGLEN



3 BEDS



2 BATHS



1,466 SQ FT



5,484 SQ FT LOT

13722 GRIDER AVE • HAWTHORNE



HIGHLIGHTS

Oak kitchen and a 7-foot quartz island under exposed beams

An 8-foot bifold door that opens the kitchen to the deck

Primary suite with a walk-in closet and its own spa bath

13722 GRIDER AVE · PHOTO TOUR



The kitchen opens straight onto the deck



A 7-foot quartz island and a breakfast nook



A second place to gather off the kitchen



Long dinners under the brass chandelier



New dual-pane windows pour in the light



Light from two sides and room to unwind

13722 GRIDER AVE · PHOTO TOUR



Soft light under a woven pendant



Two sinks so mornings never back up



A glass wet room for spa mornings at home



A guest bath in warm tile and brass



An 11-foot outdoor kitchen for hosting



Stepping stones across a new lawn

OFFERED AT \$1,699,000

WELCOME HOME

Welcome to 13722 Grider Avenue, a beautifully reimagined residence tucked away on a peaceful cul-de-sac in the highly sought-after Hollyglen neighborhood. Thoughtfully renovated with an emphasis on timeless design, quality craftsmanship, and effortless indoor-outdoor living, this stunning 3-bedroom, 2-bathroom home blends warmth, sophistication, and modern comfort.

From the moment you arrive, the home's fresh exterior, new dual-pane windows, beautiful landscaping, and inviting walkway create a lasting first impression. Step through the mahogany front door into a light-filled living space featuring oak flooring, exposed wood beams, and a warm, organic design palette throughout.

At the heart of the home, the designer kitchen makes a statement with sleek natural oak cabinetry, quartz countertops, designer tile, premium fixtures, new appliances, and an impressive 7-foot island accented by elegant pendant lighting. The adjoining dining and breakfast areas flow seamlessly toward an expansive 8-foot bifold door, creating an effortless connection between indoor living and outdoor entertaining.

Step outside to your private backyard retreat, where a spacious deck leads to beautifully landscaped grounds and a custom entertaining

area. Gather beneath the freestanding pergola, host unforgettable evenings around the impressive 11-foot outdoor kitchen complete with a built-in grill, side burner, sink, refrigerator, and storage. Mature avocado and lemon trees, along with newly planted peach and apple trees, add charm to this thoughtfully designed outdoor oasis.

Inside, the primary suite offers a peaceful escape with a generous walk-in closet and spa-inspired bathroom featuring a double vanity, designer tile, oversized wet room, freestanding soaking tub, and beautifully appointed fixtures. Two additional bedrooms, a stylish guest bathroom, and dedicated laundry closet complete the floor plan.

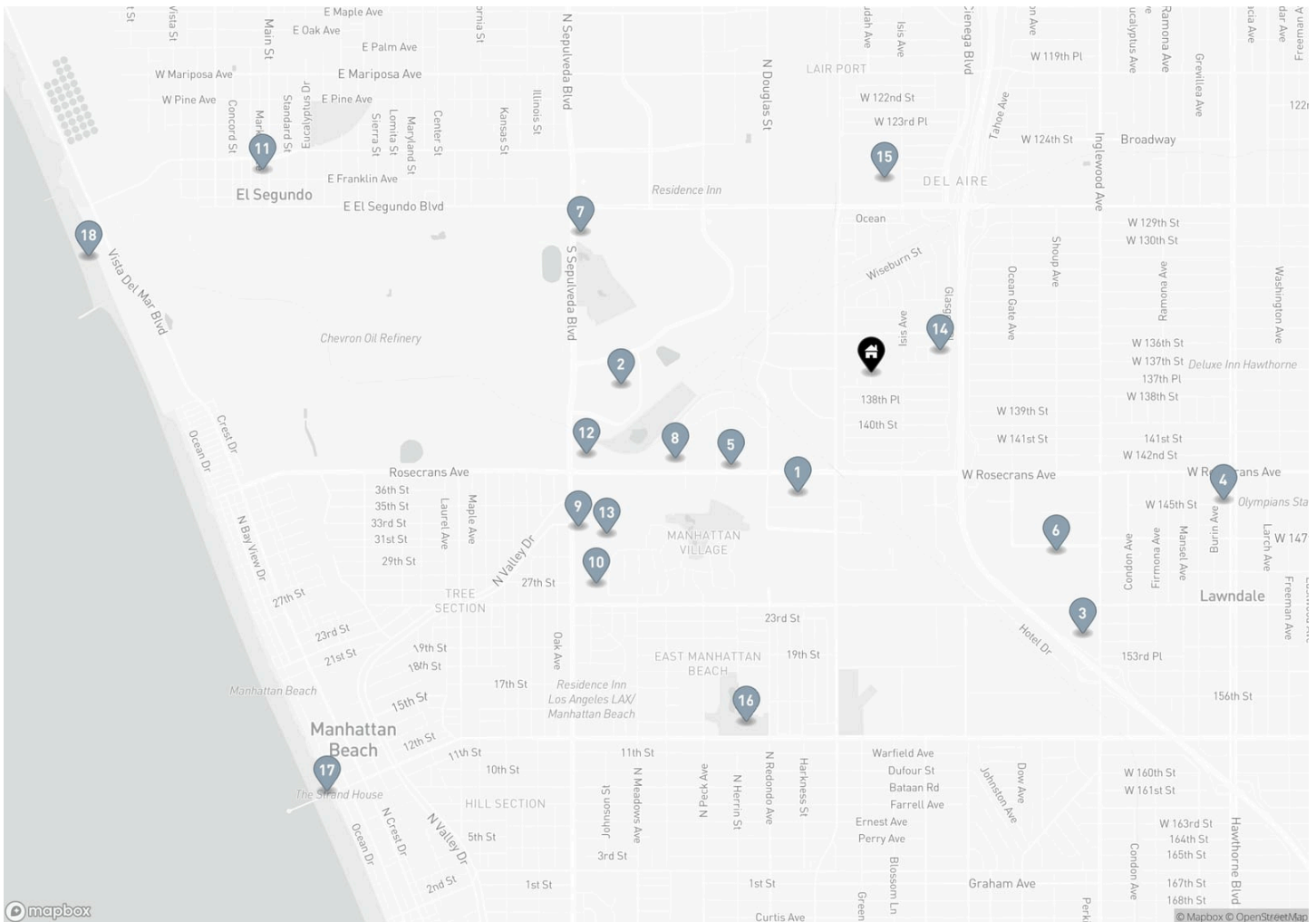
Additional upgrades include central heating and air conditioning, a 200-amp electrical panel, tankless water heater, EV charging outlet, and finished detached two-car garage offering flexible space and future possibilities.

Ideally situated in Hollyglen, within the desirable Wiseburn school district, this home offers convenient access to neighborhood parks, shopping, dining, South Bay beaches, and major commuter routes.

More than a renovation, 13722 Grider Avenue is a home thoughtfully designed for the way you want to live. Welcome home.

HOLLYGLEN · HAWTHORNE

CONVENIENTLY LOCATED



GROCERY

1	Trader Joe's	0.5 mi
2	Whole Foods Market	0.9 mi
3	Vons	1.3 mi
4	Sprouts Farmers Market	1.4 mi

COFFEE

5	Philz Coffee	0.6 mi
6	Urth Caffe	1.0 mi
7	Offset Coffee Roasters	1.2 mi

RESTAURANTS

8	Nomad Eatery	0.8 mi
9	BOA Steakhouse	1.2 mi
10	Urban Plates	1.3 mi
11	Jame Enoteca	2.4 mi

SHOPPING

12	The Point	1.1 mi
13	Manhattan Village	1.2 mi

PARKS AND BEACHES

14	Hollyglen Park	0.3 mi
15	Del Aire Park	0.7 mi
16	Polliwog Park	1.4 mi
17	Manhattan Beach Pier	2.6 mi
18	El Segundo Beach	3.0 mi

Numbers match the pins on the map. The home is the black pin. Distances are straight-line miles from the home.

NEIGHBORHOOD SCHOOLS

K-2

HOLLYGLEN ELEMENTARY

5309 W 135th St · 0.3 mi

3-5

AVIATION ELEMENTARY

5403 W 138th St · 0.1 mi

6-8

WISEBURN MIDDLE SCHOOL

5504 W 135th St · 0.1 mi

9-12

DA VINCI COMMUNICATIONS · DESIGN · SCIENCE

201 N Douglas St, El Segundo · 0.9 mi

HOLLYGLEN

Hollyglen is a quiet pocket of Hawthorne just west of the 405. Manhattan Beach starts across Rosecrans Avenue and El Segundo is a few minutes away. Hollyglen Park is a short walk from the house.

11 min

MAIN STREET EL SEGUNDO

15 min

MANHATTAN BEACH PIER

20 min

LAX

47 min

DOWNTOWN LA

YOUR LISTING AGENT



SAL VALENCIA

REALTOR® · PELLEGO, INC. · DRE #02209217

I'm a South Bay agent and I help families buy and sell homes in neighborhoods like Hollyglen. I'd love to show you 13722 Grider Ave in person and answer anything about the home or the area.

CALL OR TEXT

310.500.1313

EMAIL

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13722 GRIDER AVE · \$1,699,000

LISTING FEATURES

BEDS

3

BATHS

2

SQ FT

1,466

LOT SQ FT

5,484

BUILT

1954

KITCHEN

Oak cabinets and quartz with a 7-foot island

LIVING

Oak floors and a big picture window

PRIMARY SUITE

Walk-in closet and a spa bath with a soaking tub

OUTDOORS

Deck and pergola with an 11-foot outdoor kitchen

HEATING AND AIR

Central

ELECTRICAL

200-amp panel

WATER HEATER

Tankless

WINDOWS

New dual-pane

GARAGE

Finished detached two-car

EXTRAS

EV charging outlet

SCHOOL DISTRICT

Wiseburn Unified

ELEMENTARY

Hollyglen (K-2) and Aviation (3-5)

MIDDLE SCHOOL

Wiseburn Middle (6-8)

HIGH SCHOOL

Da Vinci Communications · Design · Science

SAL VALENCIA

REAL ESTATE



THANK YOU FOR TOURING 13722 GRIDER AVE

I'd be glad to answer anything about the home or Hollyglen. Call or text me any time for a private showing.

CALL TODAY TO SCHEDULE A PRIVATE SHOWING



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SEE EVERY PHOTO