

Property Overview & Setting

- Single-level living with a functional and inviting layout
- Over 1,500 SF of living space on a nearly 7,000 SF flat lot
- 4-bedroom floorplan offering flexibility for everyday living, guests, or a home office
- Light-filled interior with an easy indoor-outdoor flow
- Centrally located in the heart of the San Fernando Valley with convenient access to schools, parks, major freeways, shopping, and dining

Interior Upgrades & Features

- Vinyl flooring installed February 2024 throughout most of the home (excluding bathrooms and office)
- Newer dual-pane windows throughout (excluding office and kitchen/breakfast nook)
- Fresh caulking and painting for a clean, refreshed feel
- New interior hardware for a modern, cohesive finish
- Custom closet systems providing enhanced storage and organization

Kitchen Enhancements & Bedrooms

- Striking Taj Mahal quartzite countertops and full backsplash
- Custom cabinetry with under-cabinet lighting
- Built-in appliances for a seamless look
- Pot filler thoughtfully placed for convenience
- Oversized primary suite with outdoor access, creating a private retreat feel
- Vaulted ceilings and dual closets in the primary suite
- Three additional bedrooms offering flexibility for guests, office, or lifestyle needs

Outdoor Living, ADU Potential & Solar

- Spacious yard with potential for entertaining, gardening, or relaxing
- Newly refreshed landscaping with decomposed granite
- Multiple fruiting trees creating a lush, usable outdoor setting
- Leased solar system through SunPower
- Newly repaired water heater & laundry room door
- ADU plans available with engineering survey and Title 24 completed. Ready to submit!
- ADU plans allow for a two-level, ~1,200 SF ADU with private rear access (potential for two ~600 SF units)
- Potential for up to three total dwellings on the property

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GROUP

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