

\$1,299,000 - 13835 Hamlin Street, Van Nuys

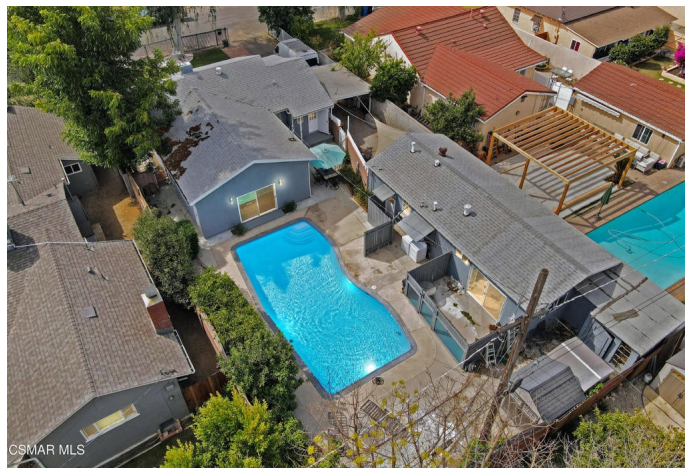
MLS® #225004029

\$1,299,000

5 Bedroom, 3.00 Bathroom, 2,257 sqft
Residential on 0 Acres

N/A, Van Nuys,

Tucked away at the end of a serene cul-de-sac, welcome to this charming 3-Bed, 2-Bath gated single-story pool home with a bonus 1 Bed 1 Bath ADU! The main residence offers 3 Bed and 2 Bath across 1,489 sq ft, while the detached ADU adds another 1 bedrooms and 1 bathroom in 768 sq ft--bringing the combined total living space to over 2,257 sq ft! Step inside the main home and you'll be greeted by a bright, welcoming interior filled with natural light. The kitchen is a dream for any home chef, featuring quartz countertops, a custom tile backsplash, stainless steel appliances, and elegant wood cabinetry. Luxury vinyl wood flooring flows seamlessly into the dining area, which is enhanced by custom wood wainscoting for added charm. Throughout the home, you'll find custom interior paint, high baseboards, crown molding, and recessed lighting--creating a polished yet cozy atmosphere. Both bathrooms have been beautifully renovated with custom tilework, modern vanities, and new flooring. The primary bedroom was included in a permitted addition and features installed plumbing, offering endless possibilities: expand into a spacious primary retreat, add a fourth bedroom, or potentially convert it into a junior ADU. In the backyard, you'll discover the separate 2-Bed, 1-Bath guest house complete with its own kitchen. Enjoy sunny California days in the expansive backyard, featuring a sparkling pool and multiple sitting areas--perfect for entertaining



or relaxing. Additional highlights include central A/C and heating, dual-pane windows, a gated entry, a covered front porch, an open patio for enjoying your private backyard, and multiple storage sheds for extra flexibility. Conveniently located near shopping, parks, and freeway access--with Sherman Oaks and Studio City just minutes away--this property offers limitless potential and is truly a gem to call home! Buyer is responsible for independently verifying all permits and the accuracy of the square footage.

Built in 1944

Essential Information

MLS® #	225004029
Price	\$1,299,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,257
Acres	0.19
Year Built	1944
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Todd Riccio
Listing Office	Pinnacle Estate Properties, Inc.

Community Information

Address	13835 Hamlin Street
Area	VG - Valley Glen
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91401

Amenities

Parking Spaces	3
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Parking	Driveway, Guest, Attached Carport, Carport
Garages	Driveway, Guest, Attached Carport, Carport
Has Pool	Yes
Pool	In Ground, Private
Security	Carbon Monoxide Detector(s), Security Gate, Smoke Detector(s)

Exterior

Lot Description	Back Yard, Cul-De-Sac
Windows	Solar Screens
Roof	Asphalt
Foundation	Raised

Interior

Interior	Wood
Interior Features	Cathedral Ceiling(s), Separate/Formal Dining Room, High Ceilings, Walk-In Closet(s), All Bedrooms Down, Paneling/Wainscoting
Appliances	Dishwasher, Gas Water Heater, Microwave, Refrigerator
Heating	Central, Natural Gas
Cooling	Central Air
# of Stories	1
Stories	One

Additional Information

Date Listed	August 7th, 2025
Days on Market	37
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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