

# \$998,700 - 6738 Coldwater Canyon Avenue, North Hollywood

MLS® #24470019

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## \$998,700

4 Bedroom, 2.00 Bathroom, 1,330 sqft  
Residential on 0 Acres

N/A, North Hollywood,

Stunning Newly Remodeled SFR in North Hollywood/Valley Glen Ideal for Boarding Care Facility or Investment Opportunity. This beautifully remodeled 1,330 sq ft single-family residence in the desirable North Hollywood/Valley Glen neighborhood is a turnkey opportunity for both investors and those interested in operating a boarding care facility. The spacious interior features brand new appliances, including a refrigerator, stove, and dishwasher, with every room thoughtfully designed to accommodate boarding care needs. The home offers a versatile layout with modern finishes and ample space, perfect for multiple residents. The large backyard is ideal for outdoor activities or potential future development, with convenient gated alley access. Additionally, the property includes architectural plans (pending city approval) for two potential Accessory Dwelling Units (ADUs): one approximately 1,200 sq ft and another approximately 1,400 sq ft, offering the possibility for significant expansion and increased income potential. Whether you're looking to invest or establish a care facility, this property provides exceptional flexibility, brand-new appliances, and incredible growth potential in a prime location.



Built in 1947

## Essential Information

MLS® #                      24470019

Price	\$998,700
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,330
Acres	0.18
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Gevorg Sahakyan
Listing Office	Keller Williams Studio City

### **Community Information**

Address	6738 Coldwater Canyon Avenue
Area	VG - Valley Glen
Subdivision	N/A
City	North Hollywood
County	Los Angeles
Zip Code	91606

### **Amenities**

Parking Spaces	15
Parking	Gated
Garages	Gated
Pool	None

### **Interior**

Interior	Laminate
Appliances	Dishwasher, Refrigerator, Microwave
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	January 20th, 2025
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Days on Market	85
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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