

\$699,000 - 12218 Leayn Court, North Hollywood

MLS® #25479574

\$699,000

4 Bedroom, 3.00 Bathroom, 1,575 sqft
Residential on 2 Acres

N/A, North Hollywood,

Nestled just moments from the vibrant heart of the NoHo Arts District, this completely re-imagined residence at 12218 Leayn Court offers an exceptional open floor plan, ideal for both family living and sophisticated entertaining. Spanning nearly 1,600 square feet of living space, this thoughtfully designed home provides ample space for the entire family, with room to live, work, and study in comfort. Set at the end of a peaceful cul-de-sac, this west-facing home ensures a high degree of privacy and an abundance of natural light, with expansive views of the sunset. The property features 4 generously proportioned bedrooms and 3 beautifully appointed bathrooms, all meticulously remodeled with fresh paint, new fixtures, and upgraded hardware. Elegant wood laminate flooring flows throughout, while soaring ceilings and a cozy gas fireplace create a welcoming ambiance. The master suite offers a luxurious en-suite bath and a serene retreat. For added convenience, side-by-side laundry facilities are discreetly located in the garage. With two separate yards, each designed for entertaining, this home is a true oasis. The expansive backyard features a spacious patio, perfect for hosting gatherings, while the front yard offers additional outdoor living space for quiet relaxation or play. The attached two-car garage presents the opportunity for conversion into home gym, or private office, with ample additional parking in the driveway. Located in a close-knit, bike-friendly neighborhood with



an impressive walk score, this home is just moments from parks, places of worship, Whole Foods, Trader Joe's, and Fashion Square. Commuters will appreciate the proximity to major freeways, including the 101, 405, and 170, as well as a short Uber ride to the heart of Studio City.

Built in 1979

Essential Information

MLS® #	25479574
Price	\$699,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,575
Acres	1.56
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Eddie Arnez
Listing Office	Sotheby's International Realty

Community Information

Address	12218 Leayn Court
Area	NHO - North Hollywood
Subdivision	N/A
City	North Hollywood
County	Los Angeles
Zip Code	91605

Amenities

Parking Spaces	2
Parking	Door-Multi, Driveway, Garage, Side By Side
Garages	Door-Multi, Driveway, Garage, Side By Side
View	None

Pool	None
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Interior

Interior	Laminate
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Interior Features	Separate/Formal Dining Room
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Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Gas Cooktop, Gas Oven, Gas Range, Range, Washer
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Heating	Central, Forced Air, Natural Gas
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Cooling	Central Air, Gas
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Fireplace	Yes
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Fireplaces	Living Room, Decorative, Gas
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# of Stories	2
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Stories	Two
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Additional Information

Date Listed	January 9th, 2025
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Days on Market	14
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Zoning	LAR3
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Short Sale	N
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RE / Bank Owned	N
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