

# \$1,175,000 - 11821 Holly Way, Valley Village

MLS® #25507191

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## \$1,175,000

3 Bedroom, 4.00 Bathroom, 2,243 sqft  
Residential on 0 Acres

N/A, Valley Village,

Welcome to your dream contemporary home in the heart of Valley Village! This stunning property effortlessly blends modern elegance with practical design, creating a perfect haven in one of LA's most desirable neighborhoods. The home greets you with a beautifully landscaped common space and a permeable paver driveway in an eye-catching Herringbone Pattern. The sleek 18-foot-wide contemporary temple glass garage door adds a touch of sophistication, seamlessly integrating style and convenience. Inside, the thoughtfully designed layout offers a downstairs bedroom with a full bath—an ideal retreat for guests or a private home office. The extra-wide 4-foot staircases lead to the second floor, where an expansive open-concept space awaits. The living room, dining area, and kitchen flow together effortlessly, perfect for entertaining or everyday living. The kitchen features a stylish center island, ideal for meal prep and socializing. Step onto the tempered glass balcony to enjoy morning coffee or unwind in the evening breeze. The primary suite is a luxurious sanctuary, complete with a spa-like bathroom featuring a separate shower and soaking tub, plus a spacious walk-in closet for all your storage needs. This exclusive community of four single-family residences offers privacy and tranquility, all while being just minutes from Universal Studios, Burbank, and the vibrant Studio City and NoHo Arts Districts. Enjoy easy access to shops, dining, and major freeways, making commutes and



errands a breeze.Eco-conscious buyers will appreciate the paid-off solar system and the garage's 220V outlet, ready for an electric car charger.This property is truly the best value in town an exceptional opportunity to own a contemporary masterpiece in a thriving, convenient location. Don't miss out on making this Valley Village gem your own!

Built in 2024

Essential Information

MLS® #	25507191
Price	\$1,175,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Square Footage	2,243
Acres	0.05
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	David Cooke
Listing Office	Epique Realty

Community Information

Address	11821 Holly Way
Area	VVL - Valley Village
Subdivision	N/A
City	Valley Village
County	Los Angeles
Zip Code	91607

Amenities

Parking Spaces	2
Parking	Garage, Garage Door Opener, Door-Multi, Private
# of Garages	2

Garages	Garage, Garage Door Opener, Door-Multi, Private
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s)

## Exterior

Exterior Features	Brick Driveway
Windows	Blinds, Custom Covering(s)

## Interior

Interior	Wood, Tile
Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Walk-In Closet(s), Balcony, Separate/Formal Dining Room
Appliances	Dishwasher, Disposal
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	3
Stories	Three Or More

## Additional Information

Date Listed	March 5th, 2025
Days on Market	86
Zoning	LARD2
Short Sale	N
RE / Bank Owned	N

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