

# **\$4,150 - 7317 Kraft Avenue, North Hollywood**

MLS® #25509543

**\$4,150**

3 Bedroom, 2.00 Bathroom, 1,664 sqft

Residential Lease on 0 Acres

N/A, North Hollywood,

Nestled in the heart of North Hollywood, this exceptional home at 7317 Kraft Avenue offers a perfect blend of character and contemporary upgrades! Conveniently located near Costco, Trader Joe's, NOHO West, and the Metro Red & Orange lines, you'll have easy access to shopping, dining, and entertainment. With proximity to the Hollywood Burbank Airport and major freeways (170, 134, and 5), commuting is a breeze! FEATURES:-

3-Bedroom + 2-Bathroom | 1,664 sq. ft.-

Timeless Charm & Modern Touches. Original hardwood floors, elegant limestone fireplaces, and plantation shutters throughout.- Chef's Dream Kitchen. 36" wide 6-burner gas cooktop, professional hood, 40-bottle wine cooler, French door fridge, quartz counters with full matching backsplash & waterfall end panels.- Kitchen equipped with stainless steel refrigerator, stove, and microwave.- Spacious Living Areas. A formal dining room perfect for large gatherings flows into an expansive living room.- Centrally located laundry room for easy access.- French doors open to a serene backyard featuring a covered dining patio, outdoor cooking fireplace, and tranquil koi pond, all surrounded by mature Ficus trees for privacy.- Upgraded Dual-pane windows, new plumbing, and FEMA-certified earthquake bolting.- Parking: Detached 2-car garage with a gated driveway- Small pets (under 25 lbs) are welcome!- Gardener included. RENTAL TERMS:- Application Fee: \$60 per adult (Non-refundable, credit/debit card only)-



Security Deposit: One month's rent on approved credit. However, there are certain exceptions for small landlords who own just two properties, provided that the total rental units between these properties do not exceed four. Landlords who qualify as small property owners may charge up to two months' rent.-

Lease Term: 12 months- Renters insurance required.- Small pets (under 25 lbs) are allowed (subject to petscreening).- Parking: Detached 2-car garage with a gated driveway. Please note that the space(s) are designed to accommodate standard-sized cars. Residents are responsible for ensuring their vehicle fits within the provided parking spaces before signing the lease.- All applicants must provide the make, model, color, and license plate information for every vehicle they own/rent.

This requirement is non-negotiable and applies to all properties, without exception. Whether the property has designated parking spaces or relies solely on-street parking, management must have accurate and up-to-date vehicle information on file for security purposes.-

Gardener is included. Tenant to pay all other utilities.- No smoking. This stunning North Hollywood home offers the perfect balance of privacy, convenience, and modern upgrades. Don't miss out and schedule a showing today!

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Built in 1947

## Essential Information

MLS® #	25509543
Price	\$4,150

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,664
Acres	0.16
Year Built	1947
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Akarapong 'jesse' Sasomsup
Listing Office	Earnest Homes

## Community Information

Address	7317 Kraft Avenue
Area	NHO - North Hollywood
Subdivision	N/A
City	North Hollywood
County	Los Angeles
Zip Code	91605

## Amenities

Parking Spaces	2
Parking	Door-Multi, Garage
# of Garages	2
Garages	Door-Multi, Garage
View	None
Pool	None

## Interior

Interior	Wood
Appliances	Microwave, Refrigerator
Heating	Wall Furnace
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	March 10th, 2025
Days on Market	74
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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