

\$2,575,000 - 12246 Otsego Street, Valley Village

MLS® #25521721

\$2,575,000

4 Bedroom, 3.00 Bathroom, 2,613 sqft

Residential on 0 Acres

N/A, Valley Village,

Exquisitely Remodeled Single-Story Home in the acclaimed Colfax Charter Elementary district. Situated on a lush, gated 7,830 SF lot in one of Valley Village's most coveted neighborhoods, this newly remodeled and expanded single-story home offers an exceptional blend of sophistication, modern design, and natural warmth. Located on a tree-lined street, this four-bedroom, three-bath, light-filled residence exudes an organic elegance, with every detail thoughtfully crafted to create a serene living experience. The primary suite is a tranquil retreat, featuring vaulted ceilings, a luxurious spa bath with a large custom shower, dual vanity, deep soaking tub, and a spacious custom walk-in closet. French doors lead directly to the lush backyard, offering seamless indoor-outdoor living. Two additional well-appointed bedrooms and a beautifully updated bath complete the sleeping wing. A versatile fourth bedroom, ideal as an office or guest suite, is conveniently positioned adjacent to the kitchen, along with a 3/4 bath. At the heart of the home, the kitchen is a true statement of style and functionality. Custom cabinetry, high-end appliances including a wine fridge, quartz countertops, Zellige tile, floating wood shelves and counter seating combine to create a culinary haven, while the adjoining dining room, with its floor-to-ceiling bay window, provides an inviting space for intimate meals. The kitchen flows effortlessly into the sitting room and den, where exposed wood beams



and a dual-sided fireplace offer an atmosphere of relaxed sophistication. Step outside to discover a private oasis, designed for year-round enjoyment. The expansive backyard is ideal for both relaxation and entertaining, featuring new hardscaping with dining and lounging patios, a lush green lawn, new landscaping, and ample space for a pool, vegetable garden, and play area or ADU.

Multiple outdoor spaces provide the perfect setting for any occasion, from quiet moments to lively gatherings. Additional highlights of this home include: new HVAC, an upgraded electric panel, recessed LED lighting, custom fixtures, stunning white oak floors throughout, Ring security system with cameras, whole-home speaker wiring, and a two-car garage provides abundant storage cabinetry to meet all your organizational needs. Perfectly positioned within the highly sought-after Colfax Charter School District, this home is minutes from Valley Village Park and convenient to Trader Joe's, Farmer's Market, great eateries and major studios including CBS, NBC, Disney, Warner Bros., Universal Studios, and the vibrant NoHo Arts District. An exceptional opportunity to own a meticulously designed home in a superb location.

Built in 1938

Essential Information

| | |
|----------------|-------------|
| MLS® # | 25521721 |
| Price | \$2,575,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Square Footage | 2,613 |
| Acres | 0.18 |
| Year Built | 1938 |
| Type | Residential |

| | |
|----------------|--------------------------------|
| Sub-Type | Single Family Residence |
| Style | Traditional |
| Status | Closed |
| Listing Agent | Jodi Rubin |
| Listing Office | Sotheby's International Realty |

Community Information

| | |
|-------------|----------------------|
| Address | 12246 Otsego Street |
| Area | VVL - Valley Village |
| Subdivision | N/A |
| City | Valley Village |
| County | Los Angeles |
| Zip Code | 91607 |

Amenities

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

Interior

| | |
|-------------------|--|
| Interior | Tile, Wood |
| Interior Features | Walk-In Closet(s) |
| Appliances | Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Decorative, See Through |
| # of Stories | 1 |
| Stories | One |

Additional Information

| | |
|-----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 26 |
| Zoning | LAR1 |
| Short Sale | N |
| RE / Bank Owned | N |

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