

# \$899,999 - 13135 Victory Boulevard, Van Nuys

MLS® #25533271

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## \$899,999

3 Bedroom, 4.00 Bathroom, 1,930 sqft  
Residential on 0 Acres

N/A, Van Nuys,

Modern low maintenance home with front yard, balcony, and roof top deck in Valley Glen! This stunning 3-bed 3.5 bath home, just under 2000 square feet, blends elegance and functionality. Upon arrival, the inviting front patio sets the tone for a home that is both welcoming and sophisticated. Bright and airy, it features an inviting open floor plan with quartz countertops, a striking waterfall island, and updated light fixtures. Built-in cabinets enhance the living room's functionality, while the bedroom and bathroom on the first floor offer convenience and versatility for a roommate, office, or aging parent. The large primary suite features a large walk in closet, private bathroom with dual sinks and an oversized shower for great relaxation. Comfort is ensured year-round with central air and heat, complemented by recessed lighting for a warm ambiance. Plus there is plenty of storage available in the attached oversized 2 car garage. The great rooftop deck offers a view of the city and mountains. It also provides space for a fire pit, bar, TV, barbecue, and expansive lounging areas, promising unforgettable gatherings under the sky.\*Some photos have been virtually staged\* Centrally located to shops, stores, freeway and restaurants in the heart of Valley Glen. Rooms have been digitally staged. Broker and agents do not represent or guarantee the accuracy of the square footage, income, expenses, condition, development potential, bedroom/ bathroom count, lot size or lot lines, dimensions,



permitted or non-permitted spaces, or school eligibility. Buyer is advised to independently verify the accuracy of all information with appropriate professionals. There are no warranties or guarantees, buyer to rely solely on his/her own findings.

Built in 2018

### **Essential Information**

MLS® #	25533271
Price	\$899,999
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	1,930
Acres	0.03
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	Jonathan Soldwisch
Listing Office	KHORR Realty

### **Community Information**

Address	13135 Victory Boulevard
Area	VG - Valley Glen
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91401

### **Amenities**

Amenities	Maintenance Grounds
Parking Spaces	2
Parking	Door-Multi, Garage, Private
# of Garages	2
Garages	Door-Multi, Garage, Private

View	Mountain(s), City Lights
Pool	None
Security	Carbon Monoxide Detector(s)

### **Interior**

Interior	Carpet, Laminate
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Fireplaces	None
Stories	Multi/Split, Three Or More

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	22
Zoning	LARA
Short Sale	N
RE / Bank Owned	N

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