

# \$3,000 - 13609 Valerio Street # D, Van Nuys

MLS® #25548745

## \$3,000

2 Bedroom, 2.00 Bathroom, 1,141 sqft  
Residential Lease on 3 Acres

N/A, Van Nuys,

Welcome to this spacious and stylish 2-bedroom, 2-bathroom split-level townhome located in a quiet, gated community in Van Nuys. With 1,141 sq ft of thoughtfully designed living space, this home features a sunken living room with dramatic vaulted ceilings and sliding doors that open to a generously sized private patio perfect for relaxing or entertaining. Just a few steps up, the open dining area and updated kitchen overlook the living room, creating an airy, modern flow. Enjoy the comfort of central heat and air conditioning, the convenience of in-unit laundry, and an attached 2-car garage with direct access. The community offers desirable amenities including a pool, hot tub, fitness center, and a small recreation room. Ideally located just moments from Starbucks, Ralphs, and other local shops and dining, with easy access to major freeways. Offered at \$3,200/month, this turnkey lease is a must-see! This property is also being offered Furnished at \$3,450/month



Built in 1976

## Essential Information

MLS® #	25548745
Price	\$3,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,141

Acres	3.26
Year Built	1976
Type	Residential Lease
Sub-Type	Condominium
Style	Modern
Status	Closed
Listing Agent	Kristopher Edwards
Listing Office	Keller Williams Realty Los Feliz

## Community Information

Address	13609 Valerio Street # D
Area	NHO - North Hollywood
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91405

## Amenities

Amenities	Clubhouse, Pool, Spa/Hot Tub, Controlled Access
Parking	Door-Multi, Garage, Controlled Entrance, Covered, Direct Access, Gated, One Space, Private
# of Garages	2
Garages	Door-Multi, Garage, Controlled Entrance, Covered, Direct Access, Gated, One Space, Private
View	Courtyard
Has Pool	Yes
Pool	Community, Association, Fenced, In Ground
Security	Gated Community, Security Gate, Smoke Detector(s)

## Interior

Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Recessed Lighting, Breakfast Area, Furnished, Sunken Living Room
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Dryer, Gas Cooktop, Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas
Stories	Multi/Split

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	57
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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