

\$759,000 - 13012 Valleyheart Drive # 6, Studio City

MLS® #25555051

\$759,000

2 Bedroom, 3.00 Bathroom, 1,291 sqft

Residential on 0 Acres

N/A, Studio City,

Nestled in the vibrant heart of Studio City, this delightful townhouse at 13012 Valleyheart Drive, Unit 6, offers a blend of comfort and modern elegance. This 2-bedroom, 3-bathroom gem is part of an intimate 8-unit gated community. Step inside and be charmed by high ceilings and an open layout that will effortlessly accommodate your lifestyle. Anchored by a cozy fireplace, the living room is light and bright and opens to the dining area & kitchen, perfect for entertaining. The remodeled kitchen is a chef's dream with quartz countertops, breakfast bar, stainless steel appliances, and ample storage. Upstairs, the spacious primary suite offers vaulted ceilings, a balcony for evening night caps, and a lavish bathroom featuring double sinks, a walk-in closet, and an exclusive vanity area. The second bedroom also offers an ensuite bath/shower combo. Convenience reigns with an in-unit washer and dryer, and a guest powder room on the first floor. An additional private storage unit is located in the garage. Community amenities include a sparkling pool and security gates for peace of mind. The HOA dues covers water, trash, earthquake insurance, security cameras, and ground maintenance. With 2 secure parking spots included, you're just minutes from the eclectic dining, shopping and fitness of Ventura Boulevard, including the beloved Philz Coffee, Lynx Coffee, Twinty Cafe, the legendary Casa Vega Mexican Restaurant, Le Pain Quotidien bakery, Homestate Tacos, Le Petit Restaurant,



the Great Greek, Erewhon, Equinox and many other wonderful eateries, shoppes, theaters and nightspots. In addition, the Studio City River Walk is right across the street from the complex where friends, neighbors and pets commune. Ready to embrace a cozy yet stylish lifestyle in Studio City? This home is your perfect match!

Built in 1980

Essential Information

MLS® #	25555051
Price	\$759,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,291
Acres	0.23
Year Built	1980
Type	Residential
Sub-Type	Townhouse
Style	Modern
Status	Closed
Listing Agent	Jason Squire Flack
Listing Office	Compass

Community Information

Address	13012 Valleyheart Drive # 6
Area	STUD - Studio City
Subdivision	N/A
City	Studio City
County	Los Angeles
Zip Code	91604

Amenities

Amenities	Pool
Parking Spaces	2
Parking	Garage, Community Structure, Controlled Entrance, Guest, Tandem

Garages	Garage, Community Structure, Controlled Entrance, Guest, Tandem
View	City Lights
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)

Interior

Interior	Laminate
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Recessed Lighting
Appliances	Dishwasher, Gas Cooktop, Microwave, Refrigerator, Dryer, Washer, Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Multi/Split

Additional Information

Date Listed	June 20th, 2025
Days on Market	19
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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