

\$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 Quotidian 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 FiÃ¼ck |
| 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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