

# **\$1,299,000 - 5310 Irvine Avenue, North Hollywood**

MLS® #25613755

**\$1,299,000**

3 Bedroom, 2.00 Bathroom, 1,480 sqft

Residential on 0 Acres

N/A, North Hollywood,

Welcome to 5310 Irvine Ave., a Hidden Gem in Valley Village! Tucked behind a private, electric-gated driveway, this super charming Valley Village home blends modern comfort with timeless appeal. The main house features 2 bedrooms, 2 bathrooms, and a dedicated office (title shows 3 bedrooms), offering 1,480 square feet of bright, welcoming living space on a generous 6,837 square foot lot. Inside, you're greeted by rich hardwood floors and built-ins that add warmth and character. The flowing layout connects the kitchen, dining, and living areas seamlessly, making the home feel both cozy and airy, ideal for relaxed living or hosting friends and family. Beyond the main residence, a well-appointed 1-bedroom, 1-bath guesthouse offers incredible flexibility.

Whether you're looking for a private space for guests, or the perfect home office or studio, this bonus dwelling is ready to adapt to your needs. Thoughtful upgrades throughout the property bring added peace of mind, including a newer roof, new dual-pane windows, updated A/C and venting in the main house, and a brand-new main sewer line to the street, as well as new landscaping and property drainage. With its inviting curb appeal, functional layout, and sought-after location, this residence delivers exceptional value in one of Valley Village's most desirable neighborhoods. (Exact Guesthouse sq ft is unknown, but approx 750sq ft. Some sq ft is permitted as a rec room, buyer to their own due diligence) OFFER DEADLINE 11/09/25 @9pm



Built in 1937

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 25613755                |
| Price          | \$1,299,000             |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,480                   |
| Acres          | 0.16                    |
| Year Built     | 1937                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Traditional             |
| Status         | Closed                  |
| Listing Agent  | Meadow Scott            |
| Listing Office | Compass                 |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5310 Irvine Avenue   |
| Area        | VVL - Valley Village |
| Subdivision | N/A                  |
| City        | North Hollywood      |
| County      | Los Angeles          |
| Zip Code    | 91601                |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 3   |
| Parking        | Carport, Door-Single, Driveway, Garage, Electric Gate, Private, Storage |
| # of Garages   | 1   |
| Garages        | Carport, Door-Single, Driveway, Garage, Electric Gate, Private, Storage |
| View           | None  |
| Pool           | None  |

## Exterior

|              |        |
|--------------|--------|
| Exterior     | Stucco |
| Construction | Stucco |

## Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior          | Wood                               |
| Interior Features | Separate/Formal Dining Room        |
| Appliances        | Dishwasher, Disposal, Refrigerator |
| Heating           | Central                            |
| Fireplace         | Yes                                |
| Fireplaces        | Living Room                        |
| # of Stories      | 1                                  |
| Stories           | One                                |

## **Additional Information**

|                 |                    |
|-----------------|--------------------|
| Date Listed     | November 1st, 2025 |
| Days on Market  | 11                 |
| Zoning          | LAR1               |
| Short Sale      | N                  |
| RE / Bank Owned | N                  |

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