

\$1,595,000 - 14321 Valerio Street, Van Nuys

MLS® #26639765

\$1,595,000

5 Bedroom, 3.00 Bathroom, 3,462 sqft
Residential on 0 Acres

N/A, Van Nuys,

:: The Perry Farmhouse, C. 1941 :: Originally constructed as a poultry farmhouse in 1941 on 2-acres of land -- today, completely unassuming behind thoughtful privacy walls, driveway gates and hedges, this exceptionally rare Dutch Colonial compound sits on an astonishing 17,000 Sq. Ft. of land and is comprised of a 3/br 2/ba rustic front house, and an additional detached, 1/br 1/ba 2-story structure. A newly painted exterior and classic brick facade, distinctive gambel roof with a double slope on each side, and a flared overhang. A masterfully curated interior pays homage to the original architecture while also benefiting from the comforts of current living standards. An oversized living room complimented by three walls of windows beam natural light, highlighting original hardwood floors, built-ins, and an original brick fireplace and mantle. A recently, fully renovated kitchen designed by Courtney Bates demonstrates that style and functionality can coexist harmoniously in a space. All new cabinetry, center island, counter tops, and hood range woodwork flow effortlessly among one another. The kitchen flows into an oversized and timeless dining room, decorated with vintage-style wainscoting and floral wallpaper, a space ideal for dinner parties and intimate nights-in alike. A main floor den accented with woodwork and a brick fireplace provides the ambiance of a countryside home office or a private sanctuary away from the main living areas. The second level of the front residence



offers three bedrooms, each with its own distinct design aesthetic. The vast primary bedroom offers an abundance of natural light, while two large secondary bedrooms offer an array of living options. The upper-level bathroom features beautifully maintained original tile-work throughout - proudly displaying the original character of the home. An oversized backyard showcases an impressive swimming pool and 2-story guest house that provides a curative playground of possibilities. Open beam ceiling, concrete floors, and a farmhouse design offer a multitude of options as a creative space or secondary living options (legally permitted as a rec room on title). The second floor of the guest house offers a large bedroom, flooded by natural light, and a private deck overlooking the grounds. A sweeping, heated swimming pool and cabana flank the expansive private yard - the quintessential setting for Los Angeles living and entertaining. This private compound has also proven itself to be a lucrative rental income source, with an established rental history on Peer Space of roughly \$84k annually. Other recent upgrades include new water lines and drains where remodeling took place, kitchen and dining room insulation, pool equipment and pool piping upgrades, recent termite tenting and more. A triumph of design, privacy, and rare Los Angeles architecture, the Perry Farmhouse maintains its presence as one of the city's most unique properties.

Built in 1941

Essential Information

MLS® #	26639765
Price	\$1,595,000
Bedrooms	5
Bathrooms	3.00

Full Baths	3
Square Footage	3,462
Acres	0.39
Year Built	1941
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Benjamin Kahle
Listing Office	Compass

Community Information

Address	14321 Valerio Street
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91405

Amenities

Parking	Driveway, Guest, Gated, Private
Garages	Driveway, Guest, Gated, Private
View	Trees/Woods
Has Pool	Yes
Pool	Heated, Private, Diving Board

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Washer
Heating	Central, Wall Furnace
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Den
# of Stories	2
Stories	Two

Additional Information

Date Listed	January 21st, 2026
Days on Market	23
Zoning	LAR1

Short Sale N

RE / Bank Owned N

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