

# **\$1,099,000 - 16733 Archwood Street, Van Nuys**

MLS® #BB25118929

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## **\$1,099,000**

3 Bedroom, 3.00 Bathroom, 1,890 sqft  
Residential on 0 Acres

N/A, Van Nuys,

This beautiful Mid-Century property is located on a quiet cul-de-sac street in a prime pocket of Lake Balboa and features a detached ADU. The main home offers 3 beds and 2 baths, with 1,490 sq ft of living space on a 7,242 sq ft lot, and the ADU adds another 400 sq ft of additional living space. As you enter the main home, you are greeted by a blend of modern style and mid-century character — highlighted by an open floor plan with bamboo flooring, recessed lighting, and a brick fireplace. French doors lead you out to the backyard, where lush bamboo trees create a tranquil space away from the city.

The kitchen is open to both the living room and formal dining room, creating the perfect space for cooking and entertaining. It features quartz countertops with a peninsula for quick meals, custom cabinetry, stainless steel appliances, a stunning backsplash, and a walk-in pantry. The separate formal dining room is ideal for weekend dinners or holiday gatherings. The home also features a separate laundry room with plenty of cabinets for storage.

The primary bedroom is located in its own wing of the home, providing privacy away from the other rooms. It features a generously sized bedroom, with the adjacent en-suite bathroom showcasing unique charm and stylish tile finishes. The other two bedrooms can be used as additional bedrooms or a home office, offering flexibility to suit your lifestyle. The



guest bathroom features a spacious tub and shower combo.

The ADU offers a comfortable living space of 400 sq ft. It features a spacious living area by day that transforms into a cozy bedroom at night with a Murphy bed for added versatility. The ADU's open-concept kitchen includes custom cabinetry, quartz countertops, recessed lighting, and a peninsula for casual dining. The bath showcases modern tile finishes, custom lighting and a walk-in rainfall shower. The ADU also features a private seating area, with its own outdoor gas firepit. Additional features of the home include HVAC, paved driveway, and custom deck with featured hot tub. The home is two blocks away from the 80-acre Lake Balboa Park which will host events at the 2028 Olympics, including pentathlon, BMX, skateboarding, and 3 basketball events. Enjoy unbeatable access to world-class sports, entertainment, and rising property value in one of L.A.'s most promising neighborhoods. Truly a fantastic opportunity to own a unique and captivating Mid-Century home with a lush and private backyard

Built in 1957

### Essential Information

MLS® #	BB25118929
Price	\$1,099,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,890
Acres	0.17
Year Built	1957
Type	Residential
Sub-Type	Single Family Residence

Status	Closed
Listing Agent	Efi Demirchyan
Listing Office	Media West Realty, Inc.

### **Community Information**

Address	16733 Archwood Street
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

### **Amenities**

Parking	Driveway
Garages	Driveway
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### **Exterior**

Lot Description	Back Yard, Front Yard, Landscaped, Sprinkler System
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### **Interior**

Interior	Bamboo
Interior Features	Breakfast Bar, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, All Bedrooms Down, Pantry, Separate/Formal Dining Room, Walk-In Pantry
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	June 2nd, 2025
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Days on Market	10
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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