

# \$1,099,999 - 13837 Sylvan Street, Valley Glen

MLS® #BB25131862

---

## \$1,099,999

4 Bedroom, 3.00 Bathroom, 2,018 sqft  
Residential on 0 Acres

N/A, Valley Glen,

\$100,000 Price Adjustment! Now offered at an incredible value, this beautifully updated 4-bedroom + den, 2.5-bathroom home in Valley Glen features 2,018 sqft of refined living space on a 6,753 sqft lot. Designed for modern living and entertaining, the open-concept layout includes marble and wood flooring, crown molding, recessed lighting, and an expansive living/dining area. The chef's kitchen showcases granite countertops, custom cherry cabinetry, a wine rack, and top-of-the-line Viking stainless steel appliances. The luxurious primary suite offers a spa-inspired bath with soaking tub, glass-enclosed shower, and dual granite vanities. Additional highlights include generously sized bedrooms, indoor laundry, central A/C, dual-pane windows, plantation shutters, smart security system, and a raised foundation. The entertainer's backyard features two covered patios, a vine-wrapped pergola with string lights, a built-in BBQ island, and modern hardscaping with turf accents. Located on a quiet, tree-lined street near parks, schools, and local amenities—this turnkey gem delivers comfort, style, and value.



Built in 1951

## Essential Information

MLS® #	BB25131862
Price	\$1,099,999

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,018
Acres	0.16
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Sarkis Ter-minasyan
Listing Office	Real Brokerage Technologies

### **Community Information**

Address	13837 Sylvan Street
Area	VG - Valley Glen
Subdivision	N/A
City	Valley Glen
County	Los Angeles
Zip Code	91401

### **Amenities**

Utilities	Phone Connected, Sewer Connected, Water Connected, Cable Connected, Electricity Connected, Natural Gas Connected
Parking Spaces	5
Parking	Driveway, Garage, Garage Door Opener, Door-Single, Paved, Private
# of Garages	1
Garages	Driveway, Garage, Garage Door Opener, Door-Single, Paved, Private
View	None
Pool	None
Security	Security Gate, Security System, Smoke Detector(s)

### **Exterior**

Exterior	Stucco, Drywall
Exterior Features	Rain Gutters
Lot Description	ZeroToOneUnitAcre, Rectangular Lot, Sprinkler System, Yard
Windows	Bay Window(s), Double Pane Windows, French/Mullioned, Screens, Shutters
Roof	Shingle

Construction	Stucco, Drywall
Foundation	Raised

## **Interior**

Interior	Tile, Laminate
Interior Features	Breakfast Bar, Separate/Formal Dining Room, High Ceilings, Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Walk-In Closet(s), Ceiling Fan(s), Crown Molding, Main Level Primary, Recessed Lighting, Wired for Sound
Appliances	Dishwasher, Disposal, Refrigerator, Range Hood, Barbecue, Gas Oven, Gas Range, Microwave, Trash Compactor
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## **School Information**

District	Los Angeles Unified
Elementary	Erwin
High	Grant

## **Additional Information**

Date Listed	June 9th, 2025
Days on Market	24
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 21st, 2026 at 9:37am PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.