

# \$1,399,000 - 12340 Lull Street, North Hollywood

MLS® #GD24228204

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## \$1,399,000

5 Bedroom, 5.00 Bathroom, 2,702 sqft

Residential on 0 Acres

N/A, North Hollywood,

Discover the ultimate in modern living at 12340 Lull St., North Hollywood! This newly renovated property offers an exceptional opportunity with both a main house and a brand-new ADU, each thoughtfully designed for style, convenience, and potential income.

Main House:

- 1,502 sq. ft. of bright, inviting space with 3 bedrooms and 2.5 bathrooms

- Open, airy living room with abundant natural light

- Stunning kitchen featuring sleek quartz countertops, ample cabinetry, and premium finishes

- Private powder room for guests and a spacious primary suite for relaxation

- Every detail is brand new: roof, windows, floors, kitchen, bathrooms, plumbing, electrical and much more.

- Private backyard, perfect for unwinding or hosting gatherings.

ADU (Accessory Dwelling Unit):

- Spacious 1,200 sq. ft., 2 bedrooms and 2.5 bathrooms.,

- Each bedroom offers ensuite bathroom for added privacy

- Paid-Off Solar Panels

- Gorgeous kitchen with high ceilings and an upstairs laundry for convenience

- Small private yard for added charm and tenant appeal.

Whether you're seeking a beautiful residence with an income-generating opportunity or a turnkey investment property, this dual-space



setup is designed to impress and perform. Live luxuriously in the main house while offsetting your mortgage with the ADU – or leverage both units for exceptional rental income. Make this unique North Hollywood property yours and enjoy modern, worry-free living!

Built in 1951

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | GD24228204              |
| Price          | \$1,399,000             |
| Bedrooms       | 5                       |
| Bathrooms      | 5.00                    |
| Full Baths     | 5                       |
| Square Footage | 2,702                   |
| Acres          | 0.15                    |
| Year Built     | 1951                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Traditional             |
| Status         | Closed                  |
| Listing Agent  | Mike Babakhanyan        |
| Listing Office | JohnHart Real Estate    |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 12340 Lull Street     |
| Area        | NHO - North Hollywood |
| Subdivision | N/A                   |
| City        | North Hollywood       |
| County      | Los Angeles           |
| Zip Code    | 91605                 |

**Amenities**

|           |                 |
|-----------|-----------------|
| Utilities | Sewer Connected |
| View      | None            |
| Pool      | None            |

**Exterior**

|              |                 |
|--------------|-----------------|
| Exterior     | Copper Plumbing |
| Roof         | Composition     |
| Construction | Copper Plumbing |
| Foundation   | Raised          |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Open Floorplan, Recessed Lighting, All Bedrooms Up, All Bedrooms Down, Primary Suite |
| Appliances        | Dishwasher, Gas Cooktop, Gas Oven, Water Heater  |
| Heating           | Central, Solar   |
| Cooling           | Central Air  |
| Fireplaces        | None   |
| # of Stories      | 1  |
| Stories           | One, Two   |

## School Information

|          |                     |
|----------|---------------------|
| District | Los Angeles Unified |
|----------|---------------------|

## Additional Information

|                 |                    |
|-----------------|--------------------|
| Date Listed     | November 6th, 2024 |
| Days on Market  | 53                 |
| Zoning          | LAR1               |
| Short Sale      | N                  |
| RE / Bank Owned | N                  |

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