

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

MLS® #GD24228204

**\$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
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## Additional Information

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

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