

# \$850,000 - 13811 Valerio Street, Van Nuys

MLS® #GD25164579

**\$850,000**

4 Bedroom, 2.00 Bathroom, 1,771 sqft

Residential on 0 Acres

N/A, Van Nuys,

From the moment you arrive, you will be charmed by the exceptional curb appeal of this beautifully maintained home. As you enter, you are welcomed by an open, bright floor plan, filled with natural light that creates a warm and inviting atmosphere throughout.

The gleaming hardwood floors, re-polished in 2022, flow seamlessly throughout the home, adding a touch of sophistication. The living room is the perfect space for both relaxation and entertaining, featuring recessed lighting, expansive windows that let in abundant sunlight, and a cozy wood-burning fireplace, ideal for cool evenings.

The chef's kitchen is a dream come true, with ample cabinetry, beautifully crafted granite countertops, sleek tile flooring, and high-end stainless steel appliances. Whether you are cooking for a crowd or preparing a quiet meal, this space has everything you need. Plus, the sale includes all appliances—stove, microwave, refrigerator, dishwasher—and even the washer and dryer.

The roof was thoughtfully replaced in 2022, ensuring peace of mind for years to come. The bedrooms are generously sized, offering plenty of space for rest and relaxation. The two bathrooms are both stylishly updated, with one featuring a luxurious jacuzzi tub, barely used by the seller, and a stand-up shower, while the other boasts beautifully tiled walls and floors. Comfort is key, and with central A/C, you will be cool on hot summer days and warm on chilly winter nights. The home also offers an



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abundance of storage space, so you will never be short on room for your belongings. Plus, the entire house was freshly painted within the last two years, making it feel like new.

The two-car attached garage provides convenience and security, though note there is no direct access from inside the house.

Outside, you will find a spacious backyard perfect for entertaining guests. Enjoy the variety of fruit trees including pomegranate, fig, apple, guava, quince, peach, and orange—a true gardener's paradise.

This is not just a home; it is a place where memories are made. Come see it for yourself.

Built in 1951

## Essential Information

MLS® #	GD25164579
Price	\$850,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,771
Acres	0.16
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Henrik Alaverdyan
Listing Office	JohnHart Real Estate

## Community Information

Address	13811 Valerio Street
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91405

## Amenities

Parking Spaces	2
# of Garages	2
View	City Lights, Neighborhood
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior Features	Separate/Formal Dining Room, All Bedrooms Down, Bedroom on Main Level, Main Level Primary
Appliances	Dishwasher, Gas Cooktop, Gas Oven, Microwave, Refrigerator, Dryer, Washer
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	May 10th, 2025
Days on Market	42
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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