

\$1,299,999 - 5518 Simpson Avenue, Valley Village

MLS® #NP25002254

\$1,299,999

3 Bedroom, 3.00 Bathroom, 1,850 sqft

Residential on 0 Acres

N/A, Valley Village,

Welcome to this unique home in the coveted Valley Village neighborhood of Los Angeles. Built in 1942 and thoughtfully updated, this charming property features a main house with 2 bedrooms, 1.5 baths, and vinyl wood floors with original hardwood underneath.

The spacious living room flows into a dining area, which leads to a bright kitchen with white cabinetry, granite countertops, an electric stove, gas oven, and stainless steel dishwasher. The kitchen island is perfect for casual dining or entertaining. The kitchen opens to a family room and an office that can easily be converted into a second bedroom with the addition of barn doors.

The family room leads to a lush, private backyard, ideal for outdoor relaxation and entertaining. The laundry area, located in the pantry, includes both washer and dryer.

A standout feature is the beautifully designed, one-bedroom, one-bath ADU (Accessory dwelling unit) , built with permits just a year ago. The seller spent \$250,000 on this amazing back unit. This self-contained unit offers its own electric and water services, with shared gas. The ADU has a private fenced yard, making it a perfect rental unit, mother-in-law suite, or guest retreat.

Located nearby the NOHO West complex, with easy access to the 101, 170, and 405



freeways, this home is a prime location for entertainment industry professionals, with major studios like Universal Studios, Warner Bros., and NBC Universal nearby.

Whether you're looking for a multi-generational home or an income-producing property, this home and ADU offer endless possibilities. Schedule your tour today!

Built in 1942

Essential Information

MLS® #	NP25002254
Price	\$1,299,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,850
Acres	0.17
Year Built	1942
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Kim Cohen
Listing Office	Douglas Elliman Of California

Community Information

Address	5518 Simpson Avenue
Area	VVL - Valley Village
Subdivision	N/A
City	Valley Village
County	Los Angeles
Zip Code	91607

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water
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	Connected
Parking Spaces	3
Parking	Driveway, Paved
Garages	Driveway, Paved
View	None
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard
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Interior

Interior	Vinyl, Wood
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Pantry, Unfurnished, All Bedrooms Down, Main Level Primary, Brick Walls, Granite Counters, In-Law Floorplan
Appliances	Electric Cooktop, Dryer, Washer
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Dining Room, See Remarks
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
Elementary	Burbank
Middle	Walter Reed
High	North Hollywood

Additional Information

Date Listed	January 8th, 2025
Days on Market	66
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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