

# **\$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 |
|-----------|--|

|                |                 |
|----------------|-----------------|
|                | Connected       |
| Parking Spaces | 3               |
| Parking        | Driveway, Paved |
| Garages        | Driveway, Paved |
| View           | None            |
| Pool           | None            |

## Exterior

|                 |  |
|-----------------|--|
| Lot Description | ZeroToOneUnitAcre, Back Yard, Front Yard |
|-----------------|--|

## 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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