

# \$820,000 - 7045 Varna Avenue, North Hollywood

MLS® #OC25105363

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## \$820,000

4 Bedroom, 2.00 Bathroom, 1,651 sqft  
Residential on 0 Acres

N/A, North Hollywood,

### PRICED TO REFLECT MARKET

**OPPORTUNITY!** This property qualifies for The COMMUNITY ADVANTAGE PROGRAM! Giving 2% towards buyers down payment, no PMI even with 3% down, 5.75% rate, no income limit restrictions. Between the 2% credit, no PMI and lower rate, this program provides substantial savings!

Welcome to 7045 Varna Ave, a single-story 4-bedroom, 2-bathroom home in the heart of North Hollywood. This 1,651 square foot residence includes a converted garage that serves as a spacious 4th bedroom—perfect for guests, a home office, or creative space. Each bedroom offers ample closet storage, providing both functionality and convenience for everyday living. The home sits on a 6,089 square foot lot and features stylish laminate flooring, updated copper plumbing, a tankless water heater, and an open, light-filled layout. Enjoy an enclosed patio addition with a built-in bar, ideal for entertaining or relaxing in style. The low-maintenance front and backyard are finished with lush turf, and additional outdoor perks include a covered patio and a covered carport for convenient parking. Ideally located near parks, shopping, dining, and entertainment, this move-in-ready home blends comfort, modern upgrades, and outdoor charm in one exceptional package.



Built in 1954

## Essential Information

MLS® #	OC25105363
Price	\$820,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Square Footage	1,651
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Marissa Bartolo
Listing Office	Balboa Real Estate, Inc

### Community Information

Address	7045 Varna Avenue
Area	NHO - North Hollywood
Subdivision	N/A
City	North Hollywood
County	Los Angeles
Zip Code	91605

### Amenities

Parking Spaces	1
Parking	Driveway, Carport
Garages	Driveway, Carport
View	None
Pool	None

### Exterior

Lot Description	ZeroToOneUnitAcre, Yard
Windows	Double Pane Windows
Roof	Shingle
Foundation	None

### Interior

Interior Features	All Bedrooms Down
Heating	Central
Cooling	Central Air

Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	62
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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