

# \$875,000 - 5855 Riverton Avenue, North Hollywood

MLS® #P1-20972

**\$875,000**

2 Bedroom, 1.00 Bathroom, 1,057 sqft

Residential on 0 Acres

N/A, North Hollywood,

Less than a mile from the heart of NoHo, this stylishly updated North Hollywood gem blends classic charm with fresh, modern vibes! Sitting pretty on a tree-lined street of single family homes, this bright and inviting home boasts a spacious yard, perfect for entertaining or just soaking up the SoCal sun. The real showstopper?: The sleek, renovated kitchen--decked out with quartzite countertops, crisp cabinetry, white appliances (yes, a 4-burner gas stove!), and a chic pass-through dining counter that connects seamlessly to the living room. Speaking of the living space, it's got that perfect mix of cozy and cool with its hardwood floors, coved ceilings, and newer double-pane windows for extra peace and quiet. Need a home office, creative studio, or even a 3rd bedroom? The oversized den off the kitchen has you covered, with direct access to the backyard for the ultimate indoor-outdoor flow. The two bedrooms are fresh, airy, and stylish, while the updated bathroom stuns with a custom design of hand-laid tiles. Directly off the kitchen, you can step outside to your private backyard oasis, designed for laid-back California living. Two distinct seating areas--one under a gazebo, the other around a firepit--set the scene for epic hangouts. The yard is dotted with fruit trees, drought-tolerant landscaping, a custom hidden trash enclosure and even a gated rear access road. The attached one-car garage offers extra storage or potential for future expansion (with city approval, of course). With



newer central air & heat, updated electrical, copper plumbing, in-home laundry (washer & dryer included!), ABS sewer line, and more, this home is totally move-in ready. Plus, the location is unbeatable--just 2 blocks from Whitnall Dog Park and minutes to NoHo, Burbank, and Toluca Lake hotspots like Trader Joe's, Porto's Bakery, Moby's Organic Coffee & Tea, and more. If you're looking for that perfect blend of classic charm and modern convenience, welcome home to your NoHo dream!

Built in 1940

## Essential Information

MLS® #	P1-20972
Price	\$875,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,057
Acres	0.14
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	E. Lee Bothast
Listing Office	Coldwell Banker Realty

## Community Information

Address	5855 Riverton Avenue
Area	NHO - North Hollywood
Subdivision	N/A
City	North Hollywood
County	Los Angeles
Zip Code	91601

## Amenities

Utilities	Sewer Connected
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Parking Spaces	1
Parking	Garage, Door-Single, Driveway
# of Garages	1
Garages	Garage, Door-Single, Driveway
View	None
Pool	None

## Exterior

Windows	Double Pane Windows
Roof	Shingle
Foundation	Raised

## Interior

Interior	Tile, Wood
Appliances	Dishwasher, Gas Range, Gas Water Heater, Refrigerator, Range Hood, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

Elementary	Call District
Middle	Call District
High	Call District

## Additional Information

Date Listed	February 17th, 2025
Days on Market	11
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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