

# **\$989,000 - 6450 Denny Avenue, North Hollywood**

MLS® #PF25117678

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## **\$989,000**

3 Bedroom, 2.00 Bathroom, 1,461 sqft  
Residential on 0 Acres

N/A, North Hollywood,

Welcome to this character-filled 3-bedroom, 2-bathroom traditional home, ideally situated near the vibrant NOHO Arts District and just minutes from Burbank. This beautifully maintained property combines timeless charm with modern updates, offering the perfect blend of comfort and convenience. Step into the inviting living room featuring warm wood floors, a cozy fireplace, and an open flow into the dining area—perfect for entertaining. The spacious kitchen seamlessly connects to the family room, where exposed wood beams, a second fireplace, and an abundance of natural light create a warm and welcoming atmosphere. French doors lead to your own private backyard oasis, complete with a sparkling pool, oversized patio area, and drought-tolerant landscaping. The well-sized bedrooms include ample closet space, and the primary suite features direct backyard access through elegant French doors. Energy efficiency is a highlight with an owned 16 Panel solar system and Tesla battery—panels were professionally cleaned just last month. Additional features include: new garage door opener, new tankless water heater, newer roof (2018), updated electrical (2017), newer HVAC system (2017), partial plumbing updates, security alarm system and annual termite service. Conveniently located near the 134, 170, and 5 freeways, schools, local dining, shopping, and major studios, this move-in ready gem truly has it all. Don't miss your opportunity to own a piece of North



Hollywood charmâ€”this is a must-see!

Built in 1948

**Essential Information**

MLS® #	PF25117678
Price	\$989,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,461
Acres	0.16
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Sylva Khayalian
Listing Office	Redfin Corporation

**Community Information**

Address	6450 Denny Avenue
Area	NHO - North Hollywood
Subdivision	N/A
City	North Hollywood
County	Los Angeles
Zip Code	91606

**Amenities**

Parking Spaces	5
Parking	Driveway, Garage, Concrete, Direct Access
# of Garages	1
Garages	Driveway, Garage, Concrete, Direct Access
View	Mountain(s)
Has Pool	Yes
Pool	In Ground, Private

**Exterior**

Lot Description	Lawn
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Roof	Composition, Shingle, Flat
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## Interior

Interior	Carpet, Tile, Wood
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Interior Features	Open Floorplan, Quartz Counters, All Bedrooms Down, Beamed Ceilings, Block Walls, Jack and Jill Bath, Unfurnished
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Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Dryer, Gas Cooktop, Tankless Water Heater, Vented Exhaust Fan, Washer
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Heating	Central, Natural Gas
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Cooling	Electric
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Fireplace	Yes
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Fireplaces	Living Room, Den, Wood Burning
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# of Stories	1
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Stories	One
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## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	May 29th, 2025
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Days on Market	14
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Zoning	LAR1
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Short Sale	N
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RE / Bank Owned	N
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