

# **\$2,000,000 - 3975 Van Noord Avenue, Studio City**

MLS® #SB25137444

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## **\$2,000,000**

4 Bedroom, 3.00 Bathroom, 2,421 sqft  
Residential on 0 Acres

N/A, Studio City,

Nestled above the street, with a heritage tree of more than 80 years gracing the front yard, this charming home welcomes you in. All rooms have an airy, treehouse feel thanks to the home's elevation and the surrounding mature foliage. The first floor offers a formal living room with fireplace, formal dining room, and a large, well-equipped kitchen with center island that opens to a cozy family room with fireplace and built-in shelving. The kitchen has a brand new stove and wine fridge, a ton of cabinet space, and a large pantry. There are built-ins throughout the first floor, adding to the old-world character of the home. A window seat in the dining room offers a cozy spot to read and overlook the neighborhood. Three bedrooms are also located on the first floor: There is a large ensuite bedroom that opens to the back patio through French doors. This bedroom could also be used as a first floor primary suite. The front bedroom's corner location with a private balcony and charming windows offers a lovely space for a home office. A hall bathroom serves two of the bedrooms. Upstairs is the primary suite with enough space for a king bed and a sitting area. A private balcony overlooks the picturesque backyard and is a peaceful, rejuvenating space to enjoy a morning coffee. Step through French doors from the family room to the spacious back patio. Brick steps lead up to an expansive, private backyard surrounded by mature foliage. There is ample room for a pool or sport court. Located just



south of the Boulevard, this home has huge walkability to the trendy shops and restaurants on Ventura Blvd. It's close to Harvard Westlake Upper School and the Shops at Sportsmen Lodge. Close to hiking trails; and easy access to the freeway. An opportunity like this, at this price point, does not come up often in this prestigious neighborhood of Longridge Estates.

Built in 1940

**Essential Information**

MLS® #	SB25137444
Price	\$2,000,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,421
Acres	0.22
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Style	Tudor
Status	Closed
Listing Agent	Amy Cimetta
Listing Office	Vista Sotheby's International Realty

**Community Information**

Address	3975 Van Noord Avenue
Area	STUD - Studio City
Subdivision	N/A
City	Studio City
County	Los Angeles
Zip Code	91604

**Amenities**

Parking Spaces	2
Parking	Garage

# of Garages	2
Garages	Garage
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Back Yard, Drip Irrigation/Bubblers, Sprinklers Timer, Sprinkler System, Sprinklers In Rear
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## Interior

Interior	Wood
Interior Features	Separate/Formal Dining Room, Pantry, Quartz Counters, Recessed Lighting, Bedroom on Main Level, Primary Suite, Walk-In Closet(s)
Appliances	Gas Oven, Gas Range, Refrigerator
Heating	Central, Forced Air
Cooling	Central Air, Dual, Zoned
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
Elementary	Dixie Canyon

## Additional Information

Date Listed	March 19th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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