

# **\$450,000 - 14610 Erwin Street # 308, Van Nuys**

MLS® #SR24137339

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## **\$450,000**

2 Bedroom, 2.00 Bathroom, 890 sqft  
Residential on 1 Acres

N/A, Van Nuys,

Welcome to 14610 Erwin Street Unit #308, Van Nuys, CA 91411, where modern convenience meets prime location. This property boasts a brand new roof, ensuring durability and peace of mind for years to come.

Located close to Sherman Oaks Galleria, residents can enjoy easy access to shopping, dining, and entertainment options. Commuters will find the proximity to the 405, 101, and 170 freeways convenient, facilitating travel throughout Los Angeles.

Whether you're looking to dine out at nearby restaurants or benefit from excellent freeway access, this property offers a blend of comfort and convenience in one of Van Nuys' most sought-after neighborhoods. Positioned on the top floor, the condo features two bedrooms and two full baths, with ample natural light. The low monthly HOA fee covers water, sewer, trash service, and maintenance of the common grounds, and includes two tandem assigned parking spaces in the secured garage near the elevator. Additionally, a small dedicated storage room on the first floor adds practicality to this appealing property.

Built in 1985

## **Essential Information**

|        |            |
|--------|------------|
| MLS® # | SR24137339 |
| Price  | \$450,000  |



|                |                              |
|----------------|------------------------------|
| Bedrooms       | 2                            |
| Bathrooms      | 2.00                         |
| Full Baths     | 2                            |
| Square Footage | 890                          |
| Acres          | 0.61                         |
| Year Built     | 1985                         |
| Type           | Residential                  |
| Sub-Type       | Townhouse                    |
| Status         | Closed                       |
| Listing Agent  | Rodrigo Suerte Felipe        |
| Listing Office | eXp Realty of California Inc |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 14610 Erwin Street # 308 |
| Area        | VN - Van Nuys            |
| Subdivision | N/A                      |
| City        | Van Nuys                 |
| County      | Los Angeles              |
| Zip Code    | 91411                    |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Maintenance Front Yard, Other  |
| Utilities      | Cable Available, Electricity Available, Natural Gas Available, Phone Available |
| Parking Spaces | 4  |
| Parking        | Assigned, Community Structure, Controlled Entrance, Covered                    |
| # of Garages   | 2  |
| Garages        | Assigned, Community Structure, Controlled Entrance, Covered                    |
| View           | Mountain(s)  |
| Pool           | None   |
| Security       | Gated Community, Smoke Detector(s)   |

### Exterior

|                 |  |
|-----------------|--|
| Exterior        | Copper Plumbing                                    |
| Lot Description | Secluded   |
| Windows         | Double Pane Windows, ENERGY STAR Qualified Windows |
| Construction    | Copper Plumbing                                    |

### Interior

|          |              |
|----------|--------------|
| Interior | Carpet, Wood |
|----------|--------------|

|                   |   |
|-------------------|---|
| Interior Features | Elevator, Granite Counters, Primary Suite |
| Heating           | Central                                   |
| Cooling           | Central Air                               |
| Fireplace         | Yes                                       |
| Fireplaces        | Living Room                               |
| # of Stories      | 1   |
| Stories           | One                                       |

### **School Information**

|          |                     |
|----------|---------------------|
| District | Los Angeles Unified |
|----------|---------------------|

### **Additional Information**

|                 |                |
|-----------------|----------------|
| Date Listed     | July 4th, 2024 |
| Days on Market  | 133            |
| Zoning          | LAR3           |
| Short Sale      | N              |
| RE / Bank Owned | N              |

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