

# **\$929,000 - 6847 Matilija Avenue, Van Nuys**

MLS® #SR24169298

---

## **\$929,000**

4 Bedroom, 3.00 Bathroom, 1,939 sqft  
Residential on 0 Acres

N/A, Van Nuys,

ANOTHER PRICE REDUCTION!!! This lovely and spacious 4 bedroom, 3 bath home with over 1900 permitted square feet of living space is located in one of the hidden gems in desirable, established Van Nuys. With homes boasting a true pride of ownership, there are beautiful and mature tree lined streets with sidewalks where neighbors young and old can take walks and many have called this serene neighborhood home for years. This home has dual A/C systems, a large master with walk-in closet AND an additional, SEPARATE master with a private master bath and it's own exterior entrance. One of the bedrooms also has an ensuite bathroom and private exterior exit. There are beautiful plantation shutters, ceiling fans, copper plumbing, recessed lighting, mirrored closet doors and crown molding. The kitchen offers granite counter tops, ample storage and pantry space. You would never know from the front of the house the true vastness this property has to offer! There is a huge, level with the street, useable back yard with garden area, mature trees, a storage building (could be office OR ?) NO HOA, NO MELLO-ROOS and best of all...SOLAR!! This property is close to public transportation, restaurants, gas and banking services, shopping, markets, schools and more.



Built in 1948

## **Essential Information**

MLS® #	SR24169298
Price	\$929,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,939
Acres	0.16
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Peggy Veliz
Listing Office	Legacy Street Real Estate

### Community Information

Address	6847 Matilija Avenue
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91405

### Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Underground Utilities
Parking Spaces	3
Parking	Door-Single, Garage, Garage Faces Front, Private
# of Garages	1
Garages	Door-Single, Garage, Garage Faces Front, Private
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### Exterior

Exterior	Stucco
Lot Description	Back Yard, Lawn, Landscaped, Front Yard, Level, Near Park, Near Public Transit, SixToTenUnitsAcre, Sprinklers In Front, Street Level, Yard
Roof	Composition

Construction	Stucco
--------------	--------

## Interior

Interior	See Remarks, Tile
Interior Features	Recessed Lighting, Walk-In Closet(s), Bedroom on Main Level, Ceiling Fan(s), Granite Counters, Main Level Primary, Pantry, Unfurnished
Appliances	Dishwasher, Gas Cooktop, Microwave, Disposal, Double Oven, Gas Water Heater, Range Hood, Water Heater
Heating	Central, Forced Air, Solar
Cooling	Central Air, Dual
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	William S. Hart Union
Elementary	Buyer to Verify
Middle	Buyer to Verify
High	Buyer to Verify

## Additional Information

Date Listed	August 17th, 2024
Days on Market	159
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 20th, 2025 at 5:10pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.