

# **\$1,349,000 - 8142 Irvine Avenue, North Hollywood**

MLS® #SR24190412

**\$1,349,000**

7 Bedroom, 6.00 Bathroom, 2,650 sqft

Residential on 0 Acres

N/A, North Hollywood,

BACK ON MARKET! BUYER DID NOT PERFORM so you have one more chance!! One of Kind Opportunity...3 Stunning HOMES â€“ situated on one lot Luxurious Living in North Hollywood Close to EVERYTHING!

HOUSE#1: 3 Bedrooms, 2 Baths at 1130 sqft, Bright, light, open w/Amazing Cookâ€™s Kitchen. This HOUSE has been meticulously renovated and looks NEW. Enjoy the elegance of luxury flooring, new windows, doors, paint, creating a space that exudes timeless charm and contemporary allure.

HOUSE#2: 350 sqft Junior ADU, perfect for in-laws or family, a cozy retreat single w/full kitchen, bathroom, laundry and separate entrance! HOUSE#3: in the BACK is - BRAND NEW Construction ADU, Bright & OPEN with 3 Bedrooms, 3 Baths, Gourmet Cookâ€™s Kitchen, Solar Panels - PAID FOR! and awesome private backyard views! Every detail has been thoughtfully curated, from the quartz countertops to the designer-quality fixtures and bathroom tiles. As you explore the ADU, you'll be greeted by the same level of quality and craftsmanship. With its own entrance and amenities, this newly constructed dwelling offers privacy and comfort, ideal for guests, extended family, or rental income opportunities. And Thereâ€™s MORE: You still have a Double Detached Garage! There is also a huge garden/backyard area, providing a tranquil retreat amidst the bustling NOHO arts district. Conveniently located close to vibrant cultural experiences, eclectic dining



options, and entertainment venues, this property offers the best of North Hollywood living at your doorstep. Don't miss the chance to own a piece of paradise in this coveted neighborhood.

Built in 1947

## Essential Information

MLS® #	SR24190412
Price	\$1,349,000
Bedrooms	7
Bathrooms	6.00
Full Baths	6
Square Footage	2,650
Acres	0.18
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Patio Home
Status	Closed
Listing Agent	Poupee Komenkul
Listing Office	Rodeo Realty

## Community Information

Address	8142 Irvine Avenue
Area	NHO - North Hollywood
Subdivision	N/A
City	North Hollywood
County	Los Angeles
Zip Code	91605

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Driveway, Garage, Off Street, On Street, Private, See Remarks
# of Garages	2
Garages	Driveway, Garage, Off Street, On Street, Private, See Remarks

View	None, Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Near Park, Near Public Transit, Paved, Walkstreet, Yard
Windows	Double Pane Windows
Roof	Composition, Shingle

## Interior

Interior	Laminate, Tile, Wood
Interior Features	All Bedrooms Down, Main Level Primary, Bedroom on Main Level, Block Walls, Breakfast Area, In-Law Floorplan
Appliances	Gas Range, Gas Oven
Heating	Central
Cooling	Central Air, See Remarks
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	September 14th, 2024
Days on Market	79
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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