

# **\$899,000 - 7511 Vantage Avenue, North Hollywood**

MLS® #SR25015164

**\$899,000**

3 Bedroom, 3.00 Bathroom, 1,739 sqft

Residential on 0 Acres

N/A, North Hollywood,

Nestled just moments from the vibrant heart of the NoHo Arts District, this beautiful home offers an exceptional open floor plan, ideal for both family living and sophisticated entertaining. Spanning over 1,700 square feet of living space, this thoughtfully designed home provides ample space for the entire family, with room to live, work, and study in comfort. This home features 3 generously proportioned bedrooms with beautiful vaulted ceilings, a versatile loft which could be a perfect office, lounge space or converted to a 4th bedroom and 3 beautifully appointed bathrooms. Elegant stone flooring downstairs and wood flooring upstairs with soaring ceilings and a cozy gas fireplace create a welcoming ambiance. The primary suite offers a luxurious en-suite bath and a serene retreat. For added convenience, side-by-side laundry facilities are located in the garage. This home has been recently remodeled including the kitchen, upgraded dual pane windows and a tankless water heater. The expansive backyard features a spacious patio, perfect for hosting gatherings, while the front yard offers additional outdoor space for quiet relaxation or play. The attached two-car garage presents the opportunity to convert into a home gym, or private office, with ample additional parking in the driveway. This home blends comfort, style, and practicality seamlessly in a highly desirable neighborhood.

Located in a close-knit, bike-friendly neighborhood with an impressive walk score,



this home is just moments from parks, places of worship, Whole Foods, Trader Joe's, and Fashion Square. Commuters will appreciate the proximity to major freeways, including the 101, 405, and 170, as well as a short Uber ride to the heart of Studio City.

Built in 1989

## Essential Information

MLS® #	SR25015164
Price	\$899,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,739
Acres	0.08
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Nadine Mcnulty
Listing Office	Pinnacle Estate Properties, Inc.

## Community Information

Address	7511 Vantage Avenue
Area	NHO - North Hollywood
Subdivision	N/A
City	North Hollywood
County	Los Angeles
Zip Code	91605

## Amenities

Amenities	Call for Rules
Utilities	Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage
# of Garages	2

Garages	Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Level, Rectangular Lot
Windows	Double Pane Windows
Roof	Spanish Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Tile, Wood
Interior Features	Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Stone Counters, Primary Suite, Walk-In Closet(s), All Bedrooms Up, Block Walls, Loft
Appliances	Built-In Range, Dishwasher, Disposal, Microwave, Range Hood, Tankless Water Heater, Free-Standing Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	January 22nd, 2025
Days on Market	12
Zoning	LARZ3
Short Sale	N
RE / Bank Owned	N

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