

# **\$800,000 - 6612 Vesper Avenue, Van Nuys**

MLS® #SR25026026

---

**\$800,000**

2 Bedroom, 1.00 Bathroom, 1,318 sqft

Residential on 0 Acres

N/A, Van Nuys,

Welcome to this Historic Spanish home that features original architectural elements from 1928, such as curved windows and round-topped doors. This charming residence is sure to captivate anyone who appreciates Spanish architecture.



**\*\*This home includes: \*\***

- 2 Bedrooms
- 1 Bathroom
- Hardwood floors
- Gorgeous round windows
- Historic Spanish Architecture
- Abundant natural light
- A detached 2-car garage (ideal for conversion into an Accessory Dwelling Unit)
- A large, fully fenced yard
- A lot spanning nearly 6,000 square feet
- An electric gated driveway
- Private off-street parking for multiple vehicles

Don't miss the opportunity to experience the Spanish charm of this home!

- This home is priced to sell fast. If you want more another bedroom or bathroom in this home, I can help you create that. Lets be creative. This home and lot has so much potential.

**\*\*Please note:\*\*** This property is occupied. DO NOT DISTURB OCCUPANTS. To schedule a showing, please call listing agent NORA ROMERO.

\*\* For all information concerning zoning, permits, additions & modifications, schools, condition of property, features, square footage, etc. for this property provided by the sellers' agents or obtained from public records & other resources are not guaranteed. The buyer is advised to independently verify the accuracy of that information & personally satisfy themselves through inspections.

Built in 1928

### **Essential Information**

MLS® #	SR25026026
Price	\$800,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,318
Acres	0.14
Year Built	1928
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Nora Romero
Listing Office	Keller Williams VIP Properties

### **Community Information**

Address	6612 Vesper Avenue
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91405

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
-----------	--

Parking Spaces	2
Parking	Driveway, Concrete, Controlled Entrance, Driveway Level, Electric Gate, Electric Vehicle Charging Station(s), Garage Faces Front, Gated
# of Garages	2
Garages	Driveway, Concrete, Controlled Entrance, Driveway Level, Electric Gate, Electric Vehicle Charging Station(s), Garage Faces Front, Gated
View	None
Pool	None
Security	Security Gate

## Exterior

Exterior	Drywall
Lot Description	Front Yard, Lawn, Near Public Transit, TwoToFiveUnitsAcre, Yard
Construction	Drywall
Foundation	Raised

## Interior

Interior	Wood
Interior Features	Separate/Formal Dining Room, Bedroom on Main Level, Main Level Primary
Appliances	Disposal
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	None, See Remarks
# of Stories	1
Stories	One

## School Information

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

## Additional Information

Date Listed	February 1st, 2025
Days on Market	15
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 7th, 2026 at 12:55am 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.