

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

MLS® #SR25026026

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**\$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
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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
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## Additional Information

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

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