

\$450,000 - 6810 Forbes Avenue # 9, Van Nuys

MLS® #SR25032032

\$450,000

1 Bedroom, 2.00 Bathroom, 930 sqft
Residential on 3 Acres

N/A, Van Nuys,

This beautifully updated end-unit townhome offers privacy, convenience, and stylish features throughout. With only one shared wall, enjoy a peaceful retreat in a well-maintained community. The spacious loft boasts peaked ceilings and a ceiling fan, while the versatile second room can serve as a bedroom or office, complete with its own mini-split A/C.

The home features an open and spacious kitchen, and all windows have motorized honeycomb shades that open from the top and bottom for customizable light control. The cozy gas fireplace in the bedroom adds warmth, and brass registers enhance the heating and cooling system.

Outdoor living is a breeze with a new BBQ on the back patio and a 1-car garage for secure parking. Additional perks include a brand-new HVAC system, washer and dryer hookups, and a large attic for storage.

Move-in ready with thoughtful upgrades—don't miss out on this one-of-a-kind home!

Built in 1974

Essential Information

MLS® #	SR25032032
Price	\$450,000
Bedrooms	1



Bathrooms	2.00
Full Baths	1
Square Footage	930
Acres	3.09
Year Built	1974
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Brad Roth
Listing Office	Pinnacle Estate Properties, Inc.

Community Information

Address	6810 Forbes Avenue # 9
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

Amenities

Amenities	Management, Pool, Spa/Hot Tub, Fire Pit
Parking Spaces	1
Parking	Door-Single, Garage
# of Garages	1
Garages	Door-Single, Garage
View	Neighborhood
Has Pool	Yes
Pool	Community, Association

Interior

Interior Features	Walk-In Closet(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas
# of Stories	2
Stories	Two

School Information

District Los Angeles Unified

Additional Information

Date Listed February 21st, 2025
Days on Market 5
Zoning LARD2
Short Sale N
RE / Bank Owned N

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