

# **\$799,000 - 13340 Roscoe Boulevard, Panorama City**

MLS® #SR25035106

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## **\$799,000**

4 Bedroom, 2.00 Bathroom, 1,583 sqft  
Residential on 0 Acres

N/A, Panorama City,

Welcome to this stunningly updated home in the heart of Panorama City! Offering 4 bedrooms and 2 bathrooms across 1,583 square feet of beautifully designed living space, this residence sits on a generous 7,196 square foot lot and is equipped with central AC and heat for year-round comfort. Built in 1956, this home seamlessly blends timeless charm with modern upgrades, making it a true standout. Step inside to discover an inviting open floor plan bathed in natural light, featuring sleek vinyl flooring that flows effortlessly throughout. The spacious living and dining areas are anchored by a striking brick fireplace, creating a warm and cozy ambiance—perfect for relaxing or entertaining guests. The completely remodeled kitchen is a showstopper, designed for both elegance and functionality. Gleaming quartz countertops, a stylish backsplash, and a spacious peninsula with bar seating make this kitchen as beautiful as it is practical. Outfitted with brand-new LG stainless steel appliances, ample cabinetry, and plenty of counter space, it's a dream come true for any home chef. The home's four generously sized bedrooms provide flexibility for families, guests, or even a home office. Both bathrooms have been tastefully updated with sleek, modern fixtures, elegant tile work, and luxurious glass-enclosed showers for a spa-like experience. Additional upgrades include energy-efficient windows, crown and base molding, and recessed lighting that enhances the home's



contemporary appeal. For added convenience, enjoy your own dedicated laundry area, complete with built-in cabinets for extra storage. Step outside to your private backyard retreat, where a spacious covered patio with stylish tile flooring offers the perfect setting for outdoor dining, entertaining, or simply unwinding. The lush yard is home to mature guava, lime, orange, and peach trees—ideal for those who love fresh, homegrown fruit. The property features a two-car garage with alley access and potential additional parking, adding to its convenience and functionality. Whether you're an investor, a growing family, or seeking an opportunity to build an ADU for extra income, this home is an exceptional find. Situated in a prime location near major freeways, shopping, and dining, this Panorama City gem offers the perfect combination of comfort, style, and investment potential. Don't miss your chance to own this move-in-ready beauty!

Built in 1956

**Essential Information**

MLS® #	SR25035106
Price	\$799,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,583
Acres	0.17
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	David Soibatian
Listing Office	Park Regency Realty

**Community Information**

Address	13340 Roscoe Boulevard
Area	PC - Panorama City
Subdivision	N/A
City	Panorama City
County	Los Angeles
Zip Code	91402

### **Amenities**

Parking Spaces	2
Parking	Garage, Garage Faces Rear
# of Garages	2
Garages	Garage, Garage Faces Rear
View	Neighborhood
Pool	None

### **Exterior**

Lot Description	Garden, Sprinkler System
Roof	Shingle

### **Interior**

Interior	Tile, Vinyl, Wood
Interior Features	All Bedrooms Down, Bedroom on Main Level, Breakfast Bar, Ceiling Fan(s), Crown Molding, Entrance Foyer, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Freezer, Gas Oven, Gas Range, Microwave, Range Hood, Refrigerator, Trash Compactor
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	February 17th, 2025
Days on Market	22
Zoning	LARS

Short Sale                      N

RE / Bank Owned        N

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