

# \$875,000 - 14237 Erwin Street, Van Nuys

MLS® #SR25036358

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## \$875,000

4 Bedroom, 3.00 Bathroom, 1,212 sqft  
Residential on 0 Acres

N/A, Van Nuys,

If you are looking for a spacious residence offering 4 bedrooms, 3 bathrooms in addition to a CONVERTED GARAGE adjacent to a beautiful yard with various shade fruit trees plus a built-in Bar-be-que area, ideal for your outdoor dining, you just found your HOME! Centrally located to local shopping, restaurants & rapid transportation, you will love is location. Pride of ownership is felt throughout. These are some of the repairs completed during ownership: French doors, vinyl windows, HVAC system, updated kitchen, tile flooring, rolling gate, copper plumbing, update bathrooms plus much more to mention. The expansive carport will allow off-street parking for multiple cars which will be benefit. The laundry room & workshop storage is also accessible through the rear yard. The rear yard is quaint and offers tons of privacy. Property is completed gated. Converted garage offers a private entrance, living room, dining area, kitchen, bedroom & bathroom, it's perfect for your extended family or visiting guests.



Built in 1925

## Essential Information

MLS® #	SR25036358
Price	\$875,000
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	1,212
Acres	0.14
Year Built	1925
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Raquel Magro
Listing Office	Pinnacle Estate Properties, Inc.

### **Community Information**

Address	14237 Erwin Street
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91401

### **Amenities**

Parking	Carport, Converted Garage, Off Street, One Space
Garages	Carport, Converted Garage, Off Street, One Space
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### **Exterior**

Exterior	Stucco
Exterior Features	Barbecue
Lot Description	Back Yard, Front Yard, Near Public Transit
Roof	Shingle
Construction	Stucco
Foundation	Raised

### **Interior**

Interior	Tile
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, Eat-in Kitchen, Laminate Counters, Recessed Lighting
Appliances	Dishwasher, Gas Water Heater, Refrigerator, Free-Standing Range

Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

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

Date Listed	February 20th, 2025
Days on Market	22
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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