

# **\$1,049,950 - 18331 Sylvan Street, Tarzana**

MLS® #SR25039088

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**\$1,049,950**

4 Bedroom, 2.00 Bathroom, 1,610 sqft

Residential on 0 Acres

N/A, Tarzana,

Reduced \$50,000! \*\*Charming & Versatile Home in Tarzana with Pool & ADU!\*\*

Welcome to this beautifully updated 4-bedroom, 2-bathroom 1610 sq.ft. home in the heart of Tarzana! Featuring tile and engineered wood flooring throughout, this home offers a blend of comfort and modern upgrades. The updated granite kitchen is equipped with a stainless steel dishwasher, refrigerator and sink, recessed lighting, and plenty of counter space for cooking and entertaining. Enjoy the convenience of a new composition roof, copper plumbing, updated electrical panel, updated tankless water heater and an updated central AC unit to keep you comfortable year-round. The spacious living room and kitchen both feature recessed lighting. Smooth ceilings around the home adding to the home's modern appeal. Step outside to a beautifully landscaped backyard with a replastered fenced pool, covered patio, and a Tuff Shed storage unit—perfect for relaxation or entertaining. The oversized carport and driveway provide ample parking, complete with a basketball hoop set in concrete for added fun. A unique feature of this home is its flexible layout—it can be utilized as a 3-bedroom, 1-bathroom main house with an attached studio/bath ADU with a separate entrance, ideal for rental income or multigenerational living. Additional highlights include dual-pane windows and a separate laundry room for added convenience. Don't miss this incredible opportunity to



own a well-maintained and versatile home in a prime Tarzana location! Schedule your private tour today!

Built in 1950

**Essential Information**

MLS® #	SR25039088
Price	\$1,049,950
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,610
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Marc Salzman
Listing Office	Pinnacle Estate Properties

**Community Information**

Address	18331 Sylvan Street
Area	TAR - Tarzana
Subdivision	N/A
City	Tarzana
County	Los Angeles
Zip Code	91335

**Amenities**

Utilities	Electricity Connected, Sewer Connected, Water Connected, Natural Gas Connected
Parking	Covered, RV Potential
Garages	Covered, RV Potential
View	None
Has Pool	Yes
Pool	In Ground, Fenced, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco, Drywall
Lot Description	Rectangular Lot, Back Yard, Front Yard, Garden, Yard
Windows	Double Pane Windows, Bay Window(s), Blinds
Roof	Composition
Construction	Stucco, Drywall
Foundation	Combination, Raised, Slab

## Interior

Interior	Vinyl, Wood, Tile
Interior Features	Separate/Formal Dining Room, Granite Counters, Eat-in Kitchen, Open Floorplan, Recessed Lighting
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Gas Range, Gas Water Heater, Refrigerator, Dryer, Free-Standing Range, Tankless Water Heater, Washer
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air, Electric
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
High	Reseda

## Additional Information

Date Listed	February 24th, 2025
Days on Market	41
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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