

# \$1,120,000 - 5346 Beeman Avenue, Valley Village

MLS® #SR25060154

**\$1,120,000**

2 Bedroom, 2.00 Bathroom, 1,281 sqft

Residential on 0 Acres

N/A, Valley Village,

In the heart of Valley Village, this delightful cottage offers a perfect blend of rustic charm and modern convenience. Nestled on a spacious 6,993 sq ft lot surrounded by sycamores, the home offers space and privacy in a desirable neighborhood. You're greeted by a freshly painted exterior with elegant black shutters, flowered walkways, and front porch. Inside features fresh new paint, refinished oak floors, and decorative new fixtures, along with original classic hardware, an ideal blend of styles. The home's design offers effortless flow with bright, sunny rooms leading naturally into one another. Two comfortable bedrooms are conveniently separated by a full bath. There is a den with 1/2 bath, wood brick fireplace, and wood beamed ceiling. The den is so inviting and comfy and has easy access to your private backyard yard. The country kitchen features a cozy breakfast nook and ample cabinetry, it includes a new dishwasher, stove, and refrigerator, along with a washer and dryer in the separate service porch. A spacious dining area, ideal for entertaining, features a stylish updated fixtures perfect for a holiday meal or family gatherings. The backyard is a private retreat with towering trees, peaceful walkways, and a tranquil koi pond with a soothing waterfall. The garage is versatile finished and with a split system, it can become an ADU, home office, or personal retreat. The property is close to boutique shopping, dining along Studio City's Ventura Boulevard, local



parks, and offers easy freeway access. Whether you wish to enjoy the home as-is, expand, or begin a new project, it offers flexibility and potential. Full of character and opportunities, this residence awaits those ready to embrace its timeless appeal.

Built in 1950

## Essential Information

MLS® #	SR25060154
Price	\$1,120,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,281
Acres	0.16
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	James Pearson
Listing Office	Berkshire Hathaway HomeServices California Properties

## Community Information

Address	5346 Beeman Avenue
Area	VVL - Valley Village
Subdivision	N/A
City	Valley Village
County	Los Angeles
Zip Code	91607

## Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
Parking Spaces	4
Parking	Driveway, Garage Faces Front, Garage, Garage Door Opener, Driveway Level, Private

# of Garages	2
Garages	Driveway, Garage Faces Front, Garage, Garage Door Opener, Driveway Level, Private
View	Neighborhood, Pond
Pool	None

## Exterior

Exterior	Stucco, Wood Siding
Exterior Features	Koi Pond
Lot Description	Drip Irrigation/Bubblers, Level, Rectangular Lot, Sprinkler System, Street Level, Value In Land, Yard
Windows	Wood Frames
Roof	Composition
Construction	Stucco, Wood Siding
Foundation	Raised

## Interior

Interior	Wood
Interior Features	Beamed Ceilings, Built-in Features, Breakfast Area, Separate/Formal Dining Room, All Bedrooms Down, Attic, Ceramic Counters
Appliances	Built-In Range, Dishwasher, Disposal, Refrigerator, Range Hood, Water Heater, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Decorative, Den, Raised Hearth
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
Elementary	Burbank
High	Grant

## Additional Information

Date Listed	March 20th, 2025
Days on Market	11
Zoning	LAR1
Short Sale	N

RE / Bank Owned N

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