

\$1,099,000 - 6534 Peach Avenue, Van Nuys

MLS® #SR25103970

\$1,099,000

5 Bedroom, 3.00 Bathroom, 2,736 sqft

Residential on 0 Acres

N/A, Van Nuys,

Charming Midvale Estates. Main house has 3 beds and 2 full baths in 1570 sqft. Large bonus room with separate entrance is 483 sqft. Detached guest house has 1 bed and 1 full bath in 683 sqft. Located in the highly sought-after Midvale Estates neighborhood, this 1941 home sits on an expansive 12,000 sqft lot and offers a rare combination of charm, space and versatility. Blending timeless character with modern comfort, the main house spans 1,570 sqft with 3 beds and 2 full baths, including a private ensuite. Step inside to discover rich hardwood floors and sun-drenched interiors. A generously sized living room features a classic brick fireplace, custom built-ins, and bay windows overlooking the lush front lawn. A bright dining room flows seamlessly into the remodeled kitchen, complete with new cabinetry, quartz countertops, stainless steel appliances, and an additional eat-in area with a large pantry. Double French doors open to a covered patio and a tranquil backyard retreat – your own private oasis with a sparkling pool, mature landscaping, and a small orchard of fruit trees, all surrounded by lush, tall greenery for ultimate privacy. Need more space? A fully permitted 483 sqft bonus room includes double French doors, a beautiful fireplace, and offers the perfect flex space for a home office, gym, art studio, or guest retreat. With its separate entrance, this space also presents a fantastic opportunity to convert into a rentable studio, creating a third potential



income-generating unit. Tucked away in back is a fully permitted 683 sqft guest house, featuring 1 bedroom with a large walk-in closet, 1 bathroom and its own private patio area – perfect for guests, extended family, or rental income! Additional highlights include a gated extra-long driveway, 1-car carport, new HVAC system, new dual-pane windows, and a new roof (2022). Ideally located within walking distance to the Sepulveda Basin Recreation Area, enjoy access to 3 golf courses, sports courts, Japanese Garden, and Lake Balboa – where you can fish, rent swan boats, or picnic under the trees – plus miles of walking and biking paths. With easy access to the 101 and 405 freeways and just a 5-minute drive to Ventura Boulevard™'s vibrant dining, shopping and entertainment, this home offers an incredible blend of peaceful retreat and urban convenience. Don't miss your chance to own this rare gem in one of the San Fernando Valley™'s most desirable neighborhoods!

Built in 1941

Essential Information

MLS® #	SR25103970
Price	\$1,099,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,736
Acres	0.28
Year Built	1941
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Taylor Camp
Listing Office	Coldwell Banker Realty

Community Information

Address	6534 Peach Avenue
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

Amenities

Parking Spaces	1
Parking	Driveway, Attached Carport, Carport, Covered, Off Street
Garages	Driveway, Attached Carport, Carport, Covered, Off Street
View	Neighborhood
Has Pool	Yes
Pool	In Ground, Private

Exterior

Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Landscaped, Yard, Lawn
Windows	Double Pane Windows, Bay Window(s)

Interior

Interior	Wood
Interior Features	Built-in Features, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s), Breakfast Area, Primary Suite, Quartz Counters, Separate/Formal Dining Room
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Range Hood, Water Heater, Dryer, Washer, Built-In Range, Double Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Bonus Room, Decorative
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	May 12th, 2025
Days on Market	36
Zoning	LARE11

Short Sale N
RE / Bank Owned N

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