

\$1,429,999 - 13510 Valleyheart Drive, Sherman Oaks

MLS® #SR25140017

\$1,429,999

3 Bedroom, 3.00 Bathroom, 2,028 sqft

Residential on 0 Acres

N/A, Sherman Oaks,

Unlock the potential in prime Sherman Oaks. Located in Valleyheart Glen a charming, well-maintained neighborhood known for its peaceful atmosphere, clean streets and friendly community, moments from Ventura Blvd. Nestled on a picturesque, beautiful tree-lined street with colorful Jacarandas and Magnolia trees. From its superb curb appeal with a meandering brick walkway, romantic brick porch and decorative wrought iron columns and abundant large wood pane windows and front gardens and trees, this classic 1949 home draws you in. First time on the market in 71 years, this rare opportunity offers a spacious 3-bedroom, 3 bathroom home with 2,028sf of living space on an oversized 9,629 sf lot that is ready to be reimagined and offers a tremendous upside and future value. The outstanding floor plan features a spacious large living room with fireplace and separate dining area. The generous sized family room has a wet bar, rich wood beam ceilings and sliding glass doors to an inviting large covered brick patio with a built-in bbq, fireplace and exciting magical lush grounds. Spacious ensuite primary bedroom and sliders to outdoor brick patio. All bedrooms are well sized, and the home offers great bones for a full-scale remodel, expansion or even a ground-up re-design. Well positioned large vintage kitchen with eat-in area, laundry room, plentiful storage cabinets and framed by mostly hardwood floors and an AC installed in 2017. The oversized lot



provides endless options, room for a pool, ADU, or major addition. Whether you’re a developer, flipper or an end-user looking to create your dream home in one of the Valley’s most coveted neighborhoods, this property delivers on location, lot size, and upside. The enchanting verdant lush grounds is a standout-private, peaceful, oversized with additional open patio areas and a surprising secret extended backyard offering a unique sense of space and seclusion backing to the LA River wash with no direct rear neighbors. Easy access to shops, freeways, top-tier amenities, transportation, dining, parks and top-rated schools, this is a true diamond in the rough. Bring your vision and your contractor – homes like this rarely hit the market. Successor Trustee sale not subject to court confirmation.

Built in 1949

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | SR25140017 |
| Price | \$1,429,999 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 1 |
| Square Footage | 2,028 |
| Acres | 0.22 |
| Year Built | 1949 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Traditional |
| Status | Closed |
| Listing Agent | Sergio Arnold |
| Listing Office | Coldwell Banker Realty |

Community Information

| | |
|---------|-------------------------|
| Address | 13510 Valleyheart Drive |
|---------|-------------------------|

| | |
|-------------|-------------------|
| Area | SO - Sherman Oaks |
| Subdivision | N/A |
| City | Sherman Oaks |
| County | Los Angeles |
| Zip Code | 91423 |

Amenities

| | |
|----------------|---------------------------------------------------------|
| Utilities | Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 6 |
| Parking | Door-Single, Driveway, Garage, Gated |
| # of Garages | 2 |
| Garages | Door-Single, Driveway, Garage, Gated |
| View | None |
| Pool | None |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s) |

Exterior

| | |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior | Stucco |
| Exterior Features | Rain Gutters |
| Lot Description | Front Yard, Sprinklers In Rear, Sprinklers In Front, Irregular Lot, Lawn, Landscaped, Level, Near Park, Street Level, Yard, Garden, Near Public Transit, Sprinklers Manual, Walkstreet |
| Windows | Blinds, Screens, Shutters, Jalousie, Wood Frames |
| Roof | Composition, Shingle, Flat, Mixed |
| Construction | Stucco |
| Foundation | Raised |

Interior

| | |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior | Tile, Vinyl, Wood |
| Interior Features | Beamed Ceilings, Built-in Features, Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, Open Floorplan, Tile Counters, Bar, All Bedrooms Down, Main Level Primary, Storage, Unfurnished |
| Appliances | Dishwasher, Gas Cooktop, Gas Oven, Range Hood, Water Heater |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Gas Starter, Living Room, Outside |
| # of Stories | 1 |
| Stories | One |

School Information

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|------------|---------------------|
| District | Los Angeles Unified |
| Elementary | Dixie Canyon |

Additional Information

| | |
|-----------------|-----------------|
| Date Listed | June 23rd, 2025 |
| Days on Market | 13 |
| Zoning | LAR1 |
| Short Sale | N |
| RE / Bank Owned | N |

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