

\$799,999 - 6913 Bevis Avenue, Van Nuys

MLS® #SR25160739

\$799,999

3 Bedroom, 2.00 Bathroom, 2,109 sqft
Residential on 0 Acres

N/A, Van Nuys,

This great home is ideally situated on a peaceful CUL-DE SAC in one of Van Nuys's™ most sought-after neighborhoods. Set on a 6,000 sq. ft. lot, the property boasts eye-catching curb appeal with its wrought iron fencing, expansive lawn, colorful raised stone planters, private patio framed by a manicured hedge, and a welcoming covered front porch. Here are just a few of its many exceptional features: Step inside to a freshly painted foyer with a large picture window, leading into a bright and open floor plan offering approximately 2,109 sq. ft. of living space. The sunlit living room features a beamed ceiling, abundant windows, a floor-to-ceiling raised hearth fireplace, and beautiful original hardwood floors. The home chef will love the well-equipped kitchen, complete with ceiling-height white cabinetry, generous counter space, a dual-basin sink, built-in oven, gas cooktop, dishwasher, and easy-care flooring. The oversized dining room, freshly painted and updated with new lighting, sits adjacent to the kitchen and offers an ideal space for everyday meals or formal gathering. The spacious family room is also freshly painted and features a large window, sliding glass doors to the backyard, dual mirrored closets, and new carpeting. A total of 3 bedrooms and 2 bathrooms. The primary bedroom includes a large picture window, double-door closet, new carpeting, and private access to the garage. Two additional light-filled bedrooms offer ample closet space and new



carpeting. The main bathroom is bathed in natural light and features a freshly painted white dual-sink vanity, tile countertops, a large mirror with extra storage, and a jetted walk-in tub. The guest bathroom includes a freshly painted vanity, designer lighting, and a glass-enclosed tiled step-in shower. Hallway linen cabinets provide additional storage. Convenient indoor laundry closet. Central air and heat. The low-maintenance backyard offers privacy, relaxation, and entertaining potential, featuring a spacious covered patio and flower/garden beds. A gated driveway leads to the attached two-car garage with direct access, offering generous storage and off-street parking.

Built in 1957

Essential Information

MLS® #	SR25160739
Price	\$799,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,109
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jim Sandoval
Listing Office	Park Regency Realty

Community Information

Address	6913 Bevis Avenue
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles

Zip Code	91405
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Amenities

Parking Spaces	2
Parking	Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Gated, Side By Side
# of Garages	2
Garages	Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Gated, Side By Side
View	None
Pool	None

Exterior

Lot Description	Back Yard, Front Yard, Lawn
Windows	Shutters, Drapes

Interior

Interior	Carpet, Vinyl, Wood
Interior Features	Beamed Ceilings, Built-in Features, Separate/Formal Dining Room, Storage, Unfurnished, All Bedrooms Down, Tile Counters
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Raised Hearth
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	July 18th, 2025
Days on Market	24
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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