

\$1,100,000 - 13345 Burbank Boulevard, Van Nuys

MLS® #SR25163921

\$1,100,000

3 Bedroom, 1.00 Bathroom, 1,161 sqft
Residential on 0 Acres

N/A, Van Nuys,

SOLD Before PROCESSING. Decisions, decisions! Sherman Oaks adjacent. There are two homes on this R3 zoned, 6,716 sqft lot and they have been in one family for 60+ Years. The homes are tired and need TLC. The choices for those seeking opportunity are many. The lot size is approximately 56' x 120'. See attached plat map. Do you restore the two homes and build an ADU or two? Or, do you demolish the existing structures and build an apartment building, condos or small home development? There is an alley behind the home, ingress and egress is not onto Burbank Boulevard.

One home is 3 beds and 1 bath with 1,161 sqft plus a one car garage, the second home has 1 bed + 1 bath with approximately 494 sqft. What a convenient location! LA Valley College and the Orange line busway are only steps away. Westfield's Fashion Square, Whole Foods Market, Sherman Oaks Recreation Center, NoHo and dining along Ventura Blvd are all nearby. Highways 405, 101 and 170 are easy to get to and just the right distance away.

Built in 1948

Essential Information

MLS® #	SR25163921
Price	\$1,100,000
Bedrooms	3



Bathrooms	1.00
Full Baths	1
Square Footage	1,161
Acres	0.15
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Steven Nemeth
Listing Office	RE/MAX One

Community Information

Address	13345 Burbank Boulevard
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91401

Amenities

Parking Spaces	1
Parking	Driveway
# of Garages	1
Garages	Driveway
View	Neighborhood
Pool	None

Exterior

Exterior	Stucco
Lot Description	Front Yard
Roof	Composition
Construction	Stucco

Interior

Interior	Carpet, Laminate, Wood
Interior Features	Separate/Formal Dining Room
Appliances	Gas Range, Refrigerator
Heating	Wall Furnace

Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
----------	---------------------

Additional Information

Date Listed	August 3rd, 2025
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 4th, 2026 at 9:20pm PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.