

# \$980,000 - 8114 Coldwater Canyon Avenue, North Hollywood

MLS® #SR25165015

**\$980,000**

3 Bedroom, 2.00 Bathroom, 1,066 sqft

Residential on 0 Acres

N/A, North Hollywood,

Look no further! Turn-Key, Fully Remodeled Home w/ detached garage (great ADU potential- Gas and water piped to the garage and a split AC unit has been installed) in Prime North Hollywood. Enjoy So Cal indoor/outdoor living at its finest with 1,066 sqft living space on a 6,038 sqft lot. This single family home exudes warmth, character, charm and modern updates, featuring a light and bright open floor plan w/ 3-bedrooms and 2-bathrooms.

Entertain in your formal living room or cook a feast in your tasteful custom kitchen with quartz countertops / backsplash and peninsula eat-in bar, complete with stainless steel appliances. Step out through the oversized sliding doors onto your custom deck where you can sit and unwind and enjoy the sunset till the stars come out. Working and playing where you live becomes convenient in the detached garage which can be used as an office space. Other upgrades include, tankless water heater, HVAC system, updated plumbing, electric sub-panel and wiring, recessed lighting, vinyl floors, newer automatic gate w/ alley access and lush new landscaping. New water Fountain, rain shower heads with handheld extension in the bathrooms, light fixtures in entryway, backyard, and kitchen. Centrally located, close to freeways and shopping centers. Don't miss the opportunity to own this Jem!



CRMLS

Built in 1953

## Essential Information

MLS® #	SR25165015
Price	\$980,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,066
Acres	0.15
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Miri Glasser
Listing Office	WGRES INC.

## Community Information

Address	8114 Coldwater Canyon Avenue
Area	NHO - North Hollywood
Subdivision	N/A
City	North Hollywood
County	Los Angeles
Zip Code	91605

## Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior Features	All Bedrooms Down
Appliances	Dryer
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

## District Los Angeles Unified

## Additional Information

Date Listed July 22nd, 2025

## Days on Market 8

Zoning LAR1

Short Sale N

RE / Bank Owned N

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