

# **\$1,230,000 - 12819 Tiara Street, Valley Village**

MLS® #SR25174428

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## **\$1,230,000**

2 Bedroom, 2.00 Bathroom, 1,663 sqft

Residential on 0 Acres

N/A, Valley Village,

Step up on to your front porch and into your picture-perfect Mellenthin Style home featuring 2 large bedrooms, 2 baths, Office, Den, Laundry Room, Large Custom Kitchen, Formal Dining and Living Rooms & Entertainers BKYD. Enter Living room with newly refinished hardwood floors, recessed lighting, large fireplace surrounded by beautiful custom precast mantle & hearth, crown moldings and walls of windows allowing for natural lighting to pour in to every room. Walk through your large formal dining room w/ hardwood floors & tons of natural lighting and into your beautiful, large, family style kitchen featuring gorgeous custom granite countertops, high-end stainless-steel appliances that include Wolf 36" freestanding 6 burner range and hood, Wolf microwave, Subzero 42" built-in refrigerator & Bosch dishwasher, elegant wood cabinets with crown moldings. Laundry room and half bathroom off the kitchen that features custom granite that matches the beautiful kitchen granite. Kitchen Bar counter opening to den with Surround sound & speakers in living room for music. Right off the den is another room that can be used as an office or workout space. Sliding glass doors off this room open to lovely private backyard with stamped concrete patio, grassy area and large tall hedges of bougainvillea making for a tranquil spot for your morning cup of coffee and a peaceful place to unwind at the end of your day. Two large bedrooms with the primary featuring an oversized walk-in closet



and built-in shelving. Large bathroom has granite countertops and stone tiles in the shower and around the newer spa tub. Numerous upgrades to the home have been done by the seller, including but not limited to the following: Electrical - CAT 5/RG 6 high speed wiring throughout house, Attic insulation (2020), Two Attic fans installed (2021), City & State "approved" earthquake retrofit (2020), ADT Security "all windows & doors alarmed, Tankless water heater (2020). This wonderful home has been meticulously cared for by the seller. A buyer can move right in and just add their own personal touches to this well-loved home. Lots of future potential with numerous expansion and ADU Conversion possibilities. Amazing Neighborhood, Centrally located to Shops, Restaurants, House of Worships, Freeway Access Points, ETC.

Built in 1953

## Essential Information

MLS® #	SR25174428
Price	\$1,230,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,663
Acres	0.15
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Nick Tatone
Listing Office	Rodeo Realty

## Community Information

Address	12819 Tiara Street
Area	VVL - Valley Village
Subdivision	N/A
City	Valley Village
County	Los Angeles
Zip Code	91607

### **Amenities**

Utilities	Cable Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage, Private
# of Garages	2
Garages	Driveway, Garage, Private
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Security System

### **Exterior**

Exterior	Frame
Lot Description	Back Yard, Garden, Lawn, Landscaped, Sprinkler System, Yard, Secluded, Walkstreet
Windows	Blinds, Screens, Shutters, Plantation Shutters
Roof	Composition
Construction	Frame
Foundation	Raised

### **Interior**

Interior	Carpet, Wood
Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, Open Floorplan, Recessed Lighting, All Bedrooms Down, Walk-In Closet(s), Crown Molding, Paneling/Wainscoting, Wired for Data, Wired for Sound
Appliances	Built-In Range, Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Range Hood, Tankless Water Heater, SixBurnerStove
Heating	Central
Cooling	Central Air, Attic Fan
Fireplace	Yes
Fireplaces	Living Room, Raised Hearth, See Remarks
# of Stories	1

Stories

One

School Information

District

Los Angeles Unified

Elementary

Los Angeles Unified

Additional Information

Date Listed

August 2nd, 2025

Days on Market

11

Zoning

LAR1

Short Sale

N

RE / Bank Owned

N

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