

\$1,070,000 - 7459 Sylmar Avenue, Van Nuys

MLS® #SR25223458

\$1,070,000

3 Bedroom, 2.00 Bathroom, 1,547 sqft
Residential on 0 Acres

N/A, Van Nuys,

Welcome to 7459 Sylmar Avenue, a beautifully updated single-family home located in the heart of Van Nuys. Offering 3 spacious bedrooms, 2 stylishly renovated bathrooms, and 1,547 sq ft of comfortable living space, this home is the perfect blend of classic charm and modern comfort. Inside, you're greeted by a bright, open floorplan enhanced by soaring beamed ceilings painted crisp white, recessed lighting, and a seamless flow between living, dining, and kitchen areas, ideal for everyday living and entertaining. The updated bathrooms feature elegant tile work, modern vanities, and sleek showers, with one bathroom also offering a luxurious separate soaking tub for ultimate relaxation. Enjoy California living in the private backyard oasis, complete with a covered patio, built-in seating area, and plenty of space for outdoor dining, lounging, or hosting weekend get-togethers. The attached 2-car garage adds convenience and additional storage. Situated on a 5,256 sq ft lot in a desirable neighborhood, this home offers a rare opportunity to own a turn-key property with timeless appeal and thoughtful upgrades.



Built in 1956

Essential Information

MLS® # SR25223458

Price \$1,070,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,547
Acres	0.12
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Haik Bokhchalian
Listing Office	JohnHart Real Estate

Community Information

Address	7459 Sylmar Avenue
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91405

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Sewer Available, Water Available
Parking Spaces	2
# of Garages	2
View	Neighborhood
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

Interior	Tile, Vinyl, Wood
Interior Features	Beamed Ceilings, Eat-in Kitchen, Open Floorplan, Recessed Lighting, Separate/Formal Dining Room
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator, Gas Cooktop
Heating	Central
Cooling	Central Air

Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	September 12th, 2025
Days on Market	83
Short Sale	N
RE / Bank Owned	N

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