

\$775,000 - 7445 Orion Avenue, Van Nuys

MLS® #SR25240578

\$775,000

2 Bedroom, 2.00 Bathroom, 1,273 sqft
Residential on 0 Acres

N/A, Van Nuys,

Welcome to this beautifully preserved RETRO-VINTAGE home that radiates charm, warmth, and pride of ownership in the heart of Van Nuys. Resting on a large fenced-in 8,300 sq ft lot, this one-of-a-kind property offers TWO DRIVEWAYS, RV ELECTIC AND GREYWATER HOOKUPS, and mature palm trees accented by blue decorative shutters that frame the windows beautifully, showcasing a perfect blend of timeless curb appeal and thoughtful modern updates. Step through the elegant DOUBLE DOORS with etched glass panels into an inviting foyer featuring a VAULTED wood-paneled ceiling, chandelier lighting, and tile flooring, all setting the stage for the home's classic retro character. The bright, spacious living room showcases large picture windows, newer DUAL-PANE WINDOWS, a cozy gas fireplace, and soft WOOL carpeting, creating a warm, light-filled gathering space that perfectly captures MID-CENTURY CHARM. The home features TWO KITCHENS, a dining area, and a versatile layout with two bedrooms plus a DEN that can easily be converted into a THIRD BEDROOM. The guest side of the home functions beautifully as a BUTLER'S AREA or private suite, ideal for extended family, guests, or creative workspace needs. Both bathrooms reflect the home's VINTAGE elegance—one featuring classic tile and a glass-enclosed tub, and the other accented with stylish wallpaper and decorative finishes. Recent updates include a NEWER ROOF,



windows, tankless water heater, electrical panel, CENTRAL A/C, and gutters, ensuring comfort and efficiency while preserving the home's authentic retro integrity. Additional highlights include TWO GAS FIREPLACES (in the living room and primary suite), a functional laundry room with sink and shelving, and a PRIVATE SAUNA for ultimate relaxation. Outdoors, the spacious gated yard provides ample room for entertaining, gardening, or adding a future ADU or SB9 lot split and more. Ideal property for investors! The detached garage, currently converted into storage and a SOUNDPROOF OFFICE with acoustic drywall, offers the perfect setup for remote work, a studio, or creative pursuits. Enjoy the peaceful outdoor setting surrounded by orange and lemon trees, completing this truly special property. Conveniently located just minutes from the 101 and 405 freeways, Van Nuys Airport, Balboa and Woodley Parks, golf courses, and Costco, offering easy access to top shopping, dining, and entertainment.

Built in 1937

Essential Information

MLS® #	SR25240578
Price	\$775,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,273
Acres	0.19
Year Built	1937
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	David Soibatian
Listing Office	Park Regency Realty

Community Information

Address	7445 Orion Avenue
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

Amenities

Parking	Concrete, Door-Single, Driveway, Garage, RV Potential, RV Access/Parking, Converted Garage, Electric Vehicle Charging Station(s), Garage Faces Front, One Space, RV Hook-Ups
Garages	Concrete, Door-Single, Driveway, Garage, RV Potential, RV Access/Parking, Converted Garage, Electric Vehicle Charging Station(s), Garage Faces Front, One Space, RV Hook-Ups
View	None
Pool	None

Exterior

Exterior Features	TV Antenna
Lot Description	Front Yard, Lawn, Landscaped, Yard, Flag Lot
Windows	Double Pane Windows
Roof	Shingle
Foundation	Slab

Interior

Interior	Carpet, Tile, Wood
Interior Features	Crown Molding, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Beamed Ceilings, Entrance Foyer, In-Law Floorplan
Appliances	Gas Oven, Gas Range, Microwave, Refrigerator, Range Hood, Tankless Water Heater
Heating	Central
Cooling	Central Air, Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	1
Stories	One

School Information

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

Additional Information

Date Listed	October 13th, 2025
Days on Market	16
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 18th, 2025 at 5:56am PST. 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.