

# **\$1,199,000 - 14748 Valerio Street, Van Nuys**

MLS® #SR25255284

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## **\$1,199,000**

4 Bedroom, 3.00 Bathroom, 3,124 sqft

Residential on 0 Acres

N/A, Van Nuys,

There's no place like home for the Holidays! If you're seeking a house with a GUEST HOUSE this could be the one for you. Step into this enchanting 1930s SPANISH-STYLE COMPOUND, a timeless retreat that captures the essence of classic California living in the heart of Van Nuys. Blending original character with modern comfort, this GATED estate rests on an expansive 13,518 SQUARE FOOT LOT and offers over 2,652 square feet in the MAIN HOUSE, plus a detached GUEST HOUSE of approximately 472 square feet, perfect for multi-generational living or creative space. Inside, arched passageways, custom etched-glass windows, and built-ins highlight the home's authentic charm. The inviting layout features a spacious living room with fireplace, an elegant dining room, family room, and a versatile bonus room ideal for an office or additional bedroom. The kitchen includes painted cabinets, tile countertops, and newer STAINLESS STEEL APPLIANCES, with a large picturesque breakfast nook window overlooking the backyard. The primary suite offers a walk-in shower, DUAL VANITIES, WALK-IN-CLOSET, and soaking tub. The UPSTAIRS STUDIO or music room showcases CATHEDRAL-STYLE EXPOSED WOOD-BEAM ceilings, a WET BAR, refrigerator, and two balconies overlooking both the front and back yards. Outdoors, enjoy a resort-like atmosphere with a SPARKLING POOL, OUTDOOR BBQ KITCHEN, and mature fig, avocado, and lemon trees. RV



access, a carport, two-car garage, and a RARE HORSESHOE DRIVEWAY provides ample secured parking. The home has been fully RE-WIRED and upgraded with NEW A/C, COPPER PLUMBING, and modernized electrical systems. The DETACHED GUEST HOUSE includes its own bedroom, kitchen, and bathroom with tall ceilings. With its generous lot and flexible layout, the property offers excellent potential for SB9, ADU, or JADU development. Its flexible configuration and generous square footage could be well-suited for use as a drug and alcohol rehab facility, offering an excellent opportunity for healthcare or recovery-focused operators. Conveniently located near Sherman Oaks, Burbank, Encino, and Studio City, and just 10 minutes from the Sherman Oaks Whole Foods and Ventura Blvd, this peaceful haven embodies the very best of San Fernando Valley living.

Built in 1933

**Essential Information**

MLS® #	SR25255284
Price	\$1,199,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,124
Acres	0.31
Year Built	1933
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	David Soibatian
Listing Office	Park Regency Realty

**Community Information**

Address	14748 Valerio Street
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91405

## Amenities

Parking Spaces	2
Parking	Attached Carport, Carport, Circular Driveway, Concrete, Covered, Driveway, Driveway Level, Garage, Garage Faces Front, Oversized, RV Potential
# of Garages	2
Garages	Attached Carport, Carport, Circular Driveway, Concrete, Covered, Driveway, Driveway Level, Garage, Garage Faces Front, Oversized, RV Potential
View	Peek-A-Boo
Has Pool	Yes
Pool	Gas Heat, In Ground, Private

## Exterior

Lot Description	Level, Yard, Back Yard, Front Yard, Garden, Landscaped, Lawn, Value In Land
Roof	Shingle

## Interior

Interior	Carpet, Tile
Interior Features	Balcony, All Bedrooms Down, Primary Suite, Walk-In Closet(s), Bar, Beamed Ceilings, Bedroom on Main Level, Breakfast Area, Breakfast Bar, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Eat-in Kitchen, Entrance Foyer, Jack and Jill Bath, Main Level Primary, Separate/Formal Dining Room, Tile Counters
Heating	Central
Cooling	Central Air, Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	One, Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	October 30th, 2025
Days on Market	28
Short Sale	N
RE / Bank Owned	N

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