

# \$789,000 - 13831 Cohasset, Van Nuys

MLS® #SR25259471

**\$789,000**

2 Bedroom, 2.00 Bathroom, 1,336 sqft

Residential on 0 Acres

N/A, Van Nuys,

Welcome to this inviting 2-bedroom, 1.5-bath home featuring a comfortable floor plan and plenty of room to make it your own. You'll find a dedicated laundry room and bright living spaces ready for your personal touch. Outside, a large lot provides ample space for gardening, outdoor entertaining, or possible expansion. The detached 2 car garage offers ADU potential for guests, rental income, or multi-generational living. Conveniently located near shopping, dining, and major commuter routes, this property is ideal for first-time buyers, investors, or anyone looking for a home with room to grow. Don't miss this opportunity — schedule your showing today!



Built in 1951

## Essential Information

MLS® #	SR25259471
Price	\$789,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,336
Acres	0.16
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Listing Agent Kailianna Gonzalez  
Listing Office Kuhnhofer Properties Inc.

## Community Information

Address 13831 Cohasset  
Area VN - Van Nuys  
Subdivision N/A  
City Van Nuys  
County Los Angeles  
Zip Code 91405

## Amenities

Parking Spaces 2  
# of Garages 2  
View None  
Pool None

## Exterior

Lot Description Back Yard, Front Yard

## Interior

Interior Features All Bedrooms Down  
Cooling Central Air  
Fireplace Yes  
Fireplaces Living Room  
# of Stories 1  
Stories One

## School Information

District Los Angeles Unified

## Additional Information

Date Listed November 10th, 2025  
Short Sale N  
RE / Bank Owned N

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