

# **\$779,900 - 7619 N Patriot Way, Van Nuys**

MLS® #SR25275156

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## **\$779,900**

4 Bedroom, 3.00 Bathroom, 1,574 sqft  
Residential on 0 Acres

N/A, Van Nuys,

Welcome home to this exquisite Spanish Style Residence tucked in at the end of a cul-de-sac, part of the esteemed Heritage Collection built by the renowned California Builders in 2015. Situated within a modern community of 73 smart homes, this property offers a perfect blend of timeless architectural charm and contemporary living. Spacious Layout- A two-story, open-concept floor plan spanning 1,574 sq.ft designed to maximize natural light and seamless flow for both daily living and entertaining. Gourmet Kitchen- The heart of the home boasts a chef's kitchen, featuring crisp white shaker-style cabinets, extensive quartz countertops, an oversized quartz island perfect for gathering, and a full suite of stainless steel appliances. This home includes 4 bedrooms and 3 baths, offering ample space for family and guests. The home features sleek updated laminate flooring and fresh interior paint, presenting a pristine like-new appearance. Enjoy modern conveniences like an attached 2- car garage wired for EV charging, Tesla solar panels, a tankless water heater, plenty of guest parking. This stunning property is an exceptional opportunity for those seeking a move-in ready home that combines sophisticated style with practical, modern comforts. Don't miss this rare opportunity to own a piece of the Heritage Collection.

Schedule your private tour today!

Built in 2015



## Essential Information

MLS® #	SR25275156
Price	\$779,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,574
Acres	0.05
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Sonia Herrera
Listing Office	Rodeo Realty

## Community Information

Address	7619 N Patriot Way
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91405

## Amenities

Amenities	Other
Parking Spaces	2
Parking	Door-Single, Garage
# of Garages	2
Garages	Door-Single, Garage
View	None
Pool	None

## Exterior

Lot Description	Cul-De-Sac, Back Yard
Roof	Tile

## Interior

Interior	Laminate, Tile
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Interior Features	Open Floorplan, Pantry, Recessed Lighting, All Bedrooms Up, Loft, Primary Suite, Walk-In Closet(s), Bar, Stone Counters, Storage
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Dryer, Washer, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	December 12th, 2025
Days on Market	22
Short Sale	N
RE / Bank Owned	N

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