

\$790,000 - 15022 Sylvan Street, Van Nuys

MLS® #SR26003269

\$790,000

1 Bedroom, 2.00 Bathroom, 1,454 sqft
Residential on 0 Acres

N/A, Van Nuys,

Welcome to 15022 Sylvan Street and 6268 Norwich Avenue, a rare, side-by-side two-parcel compound in the heart of Van Nuys offering versatility, value-add potential, and multiple exit strategies for investors or end users, including multi-generational families.

15022 Sylvan Street sits on an approximately 8,053-square-foot corner lot and features a 1,454-square-foot Traditional Ranch, currently functioning as a one-bedroom, two-bathroom unit (assessor shows 2 bedrooms, 2 bathrooms). Highlights include a chef-caliber kitchen with Sub-Zero refrigeration, double ovens, a gas cooktop, a built-in espresso machine, a double dishwasher, and a butler's pantry. The garage has been converted into a bonus room and bedroom area. The non-conforming layout presents an opportunity to reimagine and reconfigure for modern living, development, or income strategies. Property sold as-is.

6268 Norwich Avenue, the intentional complement to Sylvan, sits on an approximately 8,102-square-foot lot and offers 1,143 square feet with three bedrooms and one bathroom. Designed as an entertainment-focused retreat, it features a bar-style kitchen, lofted living area, and a converted garage used as a private movie theater.

A key feature is the absence of a dividing fence, allowing both parcels to function as one expansive estate totaling over 16,000 square feet of flat land, a configuration rarely



replicated in today's Van Nuys market. Ideal for multi-generational living, ADUs, SB 9 redevelopment, or long-term hold.

Both properties are held in the same trust, with a preference to sell together. Sellers may entertain selling separately; however, separation would require surveys, fencing, addressing encroachments or landscaping, potential tree work, and mechanical adjustments. Any split sale must reflect a favorable price structure accounting for these added costs.

Opportunities of this scale and configuration are increasingly rare, particularly given that two contiguous parcels are already functioning as a single estate. The compound offers immediate usability with long-term flexibility as zoning, density, and neighborhood demand continue to evolve. Centrally located near major corridors, employment hubs, and amenities, this property supports both lifestyle use and strategic repositioning over time. Side-by-side parcels with shared use and this level of land, privacy, and adaptability are exceptionally limited, making this offering difficult to replicate under current market conditions.

Built in 1950

Essential Information

MLS® #	SR26003269
Price	\$790,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,454
Acres	0.18
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence

Style	Ranch
Status	Closed
Listing Agent	Justin Bonney
Listing Office	Clear Way Real Estate

Community Information

Address	15022 Sylvan Street
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91411

Amenities

Utilities	Sewer Connected, Water Connected, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking	Driveway, Off Street
Garages	Driveway, Off Street
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	Corner Lot, Near Public Transit, Rectangular Lot, ZeroToOneUnitAcre
Roof	Composition
Foundation	Slab

Interior

Interior	Tile
Interior Features	Recessed Lighting, Ceiling Fan(s), Eat-in Kitchen, Main Level Primary, Pantry
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Water Heater, Dryer, Washer, Double Oven, Gas Cooktop, Range Hood
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Decorative, Den, Electric, Primary Bedroom, Wood Burning
# of Stories	1
Stories	One

School Information

District

Los Angeles Unified

Additional Information

Date Listed January 8th, 2026

Days on Market 38

Short Sale N

RE / Bank Owned N

Based on information from California Regional Multiple Listing Service, Inc. as of April 21st, 2026 at 9:12pm PDT. 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.