

# **\$870,000 - 7115 Park Manor Ave, North Hollywood**

MLS® #SW25110272

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## **\$870,000**

4 Bedroom, 2.00 Bathroom, 1,322 sqft  
Residential on 0 Acres

N/A, North Hollywood,

Welcome Home! This charming single-story home in North Hollywood offers comfort, style, and convenience. Featuring 4 bedrooms, 2 upgraded bathrooms, a formal living and dining area, a cozy nook, and a 2-car garage, this residence is designed for both everyday living and entertaining.

The gated front yard with a wrought iron entry adds both privacy and curb appeal. Step through the upgraded wood front door and into a private courtyard that sets a warm and inviting tone. Inside, youâ€™™ll find natural wood flooring throughout, bringing warmth and character to every room.

The kitchen is equipped with granite tile countertops and stainless steel appliances, and opens to a bright nook area with French doors leading to a non permitted versatile room (approx. 132 sq. ft.) that opens up to endless possibilities â€” greenhouse or plant room, reading lounge, workout or yoga room, art or craft studio, or play room to name a few! All bedrooms include mirrored wardrobe doors, and the bathrooms have been tastefully updated with tiled showers and granite countertop, one bedroom also offers direct French door access to the backyard, where you'll find a covered patio and spacious yard, ideal for gatherings with family and friends. Additional highlights include, newer roof (installed 2023), central heating and air conditioning, new water heater (installed 2024), low property taxes, and No HOA. Centrally located with easy access to the 170,



101, and 134 freeways, this home offers an ideal location for commuters and anyone wanting to be close to everything Los Angeles has to offer. This beautifully maintained home is move-in readyâ€”donâ€™t miss out! Call today to schedule a showing! (Click the 360 for video tour)

Built in 1954

**Essential Information**

MLS® #	SW25110272
Price	\$870,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,322
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Janice Mcentee
Listing Office	Golden Eagle Properties

**Community Information**

Address	7115 Park Manor Ave
Area	NHO - North Hollywood
Subdivision	N/A
City	North Hollywood
County	Los Angeles
Zip Code	91605

**Amenities**

Parking Spaces	2
# of Garages	2
View	None
Pool	None

**Exterior**

Lot Description	Front Yard, Landscaped, Sprinkler System
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## **Interior**

Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## **School Information**

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

Date Listed	May 17th, 2025
Days on Market	213
Short Sale	N
RE / Bank Owned	N

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