



7007 MURIETTA AVENUE

7007 MURIETTA AVE, VAN NUYS, CA 91405

\$914,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

CRMLS

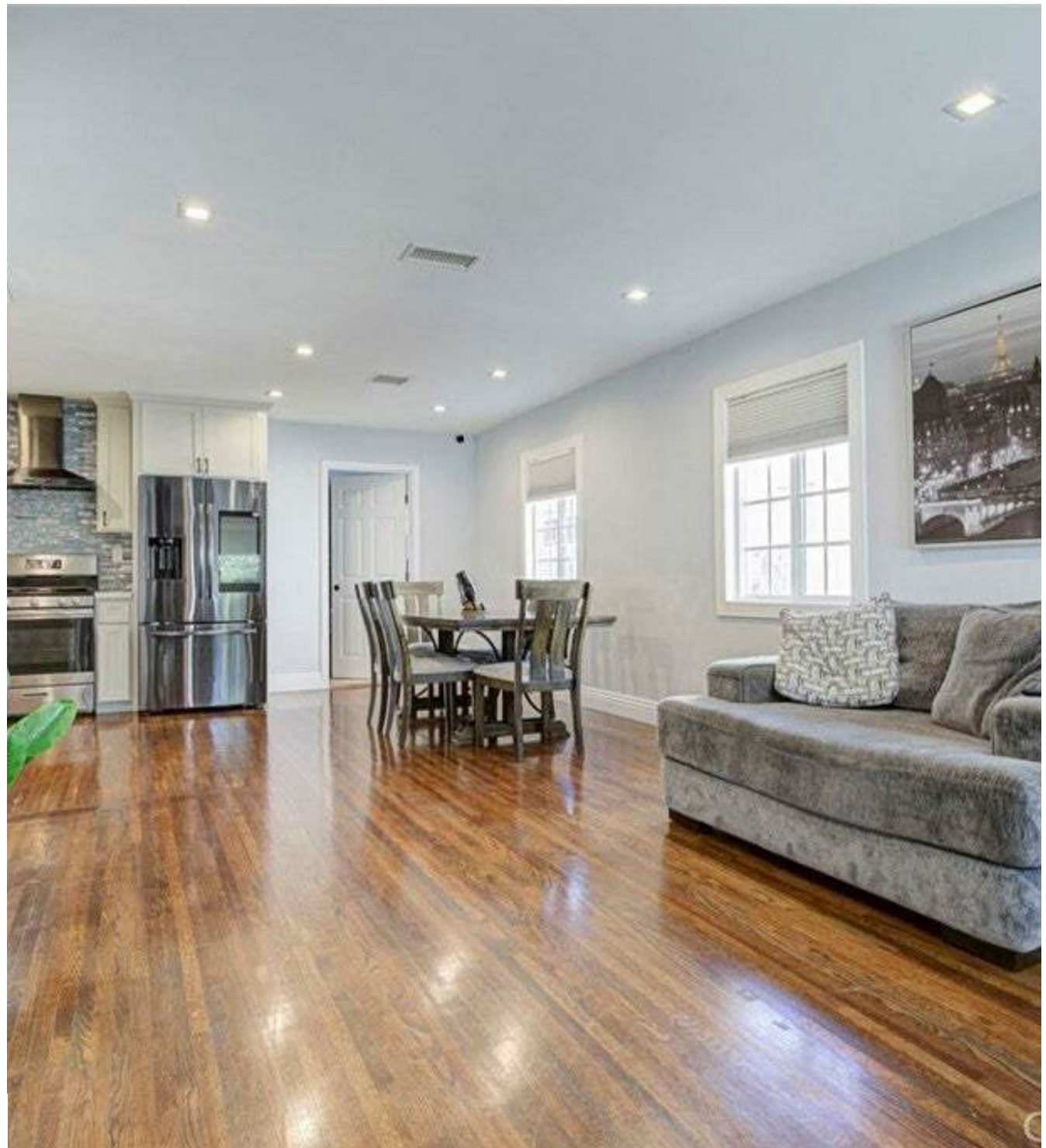
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Rare opportunity in the heart of Van Nuys offering flexibility, income potential, and modern comfort—all on one property. This detached single-family residence features multiple living spaces that have been updated and designed to accommodate a variety of living arrangements, whether for extended family, guests, or rental use. The main home was remodeled with a refreshed kitchen and bathroom, newer windows, refinished wood floors, recessed lighting, an updated HVAC system, copper plumbing and a newer roof (4 years). The layout flows easily, featuring a spacious living area ideal for everyday living and entertaining, a dedicated dining space, and three well-proportioned bedrooms.

**Garage Count: 2 Car Garage,
Age: Over 50 Years Old,
Sewer: Public**

\$914,000



The centrally located bathroom showcases a clean, modern design with a walk-in shower, while a convenient indoor laundry area adds everyday practicality. Behind the main residence is a separate one-bedroom, one-bath back house offering a generous living area and its own kitchen with gas cooking. Bright recessed lighting throughout gives the space a fresh feel—ideal for extended family, a private workspace, or additional income potential. Adding even more versatility, the converted garage provides additional living space with two bedrooms, a bathroom, and a kitchen, creating yet another self-contained area. The back house and converted garage share a dedicated laundry area. Step outside to a private backyard featuring a pool for relaxing, entertaining, or enjoying sunny Southern California days at home. Conveniently located near shopping, dining, and major access routes, this property stands out for its unique layout, multiple living spaces, and long-term potential—a rare find in today's market and a compelling option for both owner-users and investors.



