



13522 DELANO ST

VAN NUYS, CA 91401

\$1,549,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property



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Lovingly and meticulously maintained, this 1954 mid-century ranch is truly a home with a soul, ready for its next chapter. Set on a beautiful tree-lined street in the heart of Valley Glen, the home reflects years of thoughtful care, meaningful upgrades, and a garden nurtured with pride. The main house offers 4 bedrooms and 2.5 baths, while the ADU above the garage provides a spacious room with a bathroom and kitchenette. Connected to the home yet also featuring its own private entrance, it offers wonderful flexibility - perfect as a guest suite, office, creative space, or a separate unit with excellent income potential.

Cooling: Central A/C,
Fireplace Count: 2 Fireplaces

\$1,549,000



Fully remodeled kitchen, complete with stainless steel appliances and a pantry closet, will welcome any chef. It opens to the dining and living areas with a cozy gas fireplace, as well as a spacious family room that leads outside to the true highlight of the home - a serene garden oasis. Mature trees and lush shrubs surround a tranquil pond and a generous covered deck, creating a beautiful setting for quiet mornings, relaxing afternoons, or gathering with friends and family.



