



**5836 HILLVIEW PARK AVE**

VAN NUYS, CA 91401

**\$1,699,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property



# 5836 HILLVIEW PARK AVE

VAN NUYS, CA 91401

Hillview Park Estates. Nestled behind gates and mature hedges on an expansive 12,456 sq. ft. lot, this charming traditional offers timeless elegance and exceptional privacy. Featuring 3 bedrooms and 2.5 baths, the home showcases gracious proportions, high ceilings, wood floors, and crown moldings. A formal dining room is ideal for entertaining, while the spacious living areas are filled with warmth and natural light. The gourmet kitchen/family room is appointed with 10 ft. center island and custom cabinetry. The beautifully designed outdoor spaces include front and rear yards with water efficient low maintenance forever grass.

**Garage Count: 2 Car Garage,**  
**Pool Description: Pool,**  
**Fireplace Count: 2 Fireplaces**

**\$1,699,000**



Enjoy resort-style living with a sparkling pool, inviting outdoor dining areas, and sleek awning perfect for year-round entertaining and relaxation. A rare opportunity to own a classic traditional blending timeless character with modern amenities and 60's flair.



