

10207 Camarillo St, Toluca Lake, CA 91602



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Welcome to 10207 Camarillo Street, a classic 1940s home blending timeless character with an unbeatable location. Situated on a prominent corner lot in the heart of Toluca Lake, this 2-bedroom, 2-bathroom property offers approximately 1,448 square feet of sun-drenched living space. The flexible floor plan includes a versatile den perfect for a home office, a private backyard oasis filled with mature citrus trees, and an attached garage. Located just minutes from major film studios and Riverside Drive shopping, this home represents a rare opportunity to customize your dream vision in one of Los Angeles' most coveted neighborhoods.

Interior Living & Layout:

- 1,448 approximate square feet of functional living space
- 2 spacious bedrooms with excellent layout separation
- Large windows flooding the entire home with natural sunlight
- Warm, inviting living room anchored by a classic fireplace
- Formal dining room featuring a vintage retro bar area
- Highly rated school tracking including Toluca Lake Elementary

Flexible Bonus Space:

- Versatile additional den detailed with built-in bookshelves
- Ideal setup for a private media room, home office, or library
- Full bathroom directly adjacent to the bonus room
- Exciting layout potential to convert into a private guest suite

Kitchen & Parking Convenience:

- Updated layout kitchen complete with durable granite countertops
- Abundant custom cabinetry and a dedicated breakfast dining nook
- Seamless layout transition from kitchen directly to the backyard
- Easy interior access from the attached garage into the main home
- Massive private driveway alongside a spacious 2-car garage

The Lot & Outdoor Oasis:

- Expansive 7,613 square foot prominent corner lot footprint
- Deep private backyard highlighted by a covered outdoor patio
- Mature, flourishing lemon and orange trees yielding fresh citrus
- Grassy side yards perfect for active pets or customized landscaping
- Ultimate blank-slate opportunity to reimagine your dream exterior

Prime Toluca Lake Location:

- Blocks from trendy boutique shopping and dining on Riverside Drive
- Unbeatable commute times with instant access to major LA freeways
- Minutes from Warner Bros. Studios and Universal Studios Hollywood
- Located next door to the exclusive, historic Lakeside Golf Club
- Immediate access to the vibrant North Hollywood Arts District

