

14013 Cohasset Street

Van Nuys, CA 91405 | Property Features & Highlights

3 BED / 1.5 BATH

1,484 SQ FT

7,573 SQ FT LOT

BUILT 1954

ARRIVAL & EXTERIOR

- Single-story 1954 Birdhouse Ranch-style home; covered porch and red glass-paneled entry door.
- Cedar shake siding, white trim, mature mango tree; shingle roof and raised foundation (MLS).
- Concrete driveway with brick accents; attached two-car garage with direct access.

LIVING & DINING

- Dual-pane windows, hardwood and tile flooring; crown molding and recessed lighting.
- Brick fireplace with custom shelving in living room; two-way wood-burning fireplace also serves primary bedroom, with separate flues described in listing.
- Adjoining dining area connects to the galley kitchen.

KITCHEN & LAUNDRY

- White cabinetry, tile counters/backsplash and tile floor; etched-glass doors.
- Gas cooking/cooktop, double ovens, dishwasher, microwave and refrigerator listed.
- Separate indoor laundry and pantry room with additional storage.

BEDROOMS & BATHS

- Three bedrooms as configured; ceiling fans in all three.
- One bedroom has two closets, including a walk-in; another features corner windows.
- Primary has two closets, fireplace, double doors to backyard and attached half bath.
- Hall bath: refinished shower-over-tub, decorative tile and garden window.

IMPORTANT VERIFICATION: MLS markets 3 bedrooms / 1.5 baths, but private remarks say the title profile shows 2 bedrooms / 2 baths. Buyers should independently verify room count, square footage, permits, improvements, condition and potential uses.

David Soibatian | Park Regency Realty | DRE #01953913 | 818.531.5239 | RealtorDavids@gmail.com

SYSTEMS & CONSTRUCTION

- Central heat and A/C; listing describes newer HVAC.
- Copper plumbing; Nest smart thermostat (agent-provided).
- Vinyl and block fencing; public water and sewer (MLS).
- Smoke and carbon monoxide detectors listed.

POOL & BACKYARD

- Private in-ground pool with surrounding pavers and brick retaining wall.
- Mature orange, lime and ficus trees; primary bedroom opens to backyard.
- Insulated Tuff Shed with electricity, suitable for storage or possible hobby use; not represented as permitted living area.

PROPERTY & PRACTICAL DETAILS

- Approx. 7,573-sq-ft lot with landscaped front and rear yards.
- Two-car attached garage; no HOA fee shown in MLS.
- Nearby shopping, dining and freeway access.

AGENT TALKING POINTS

- Point out the two-way fireplace connecting living room and primary bedroom.
- Show the primary bedroom's direct backyard access and separate indoor laundry/pantry.
- ADU potential or primary half-bath expansion would require independent feasibility review and approvals.

