

# 6402 GRAVES AVENUE, VAN NUYS, CA, US, 91406

https://realtorjd.com

6402 Graves Avenue, Van Nuys, CA, US, 91406

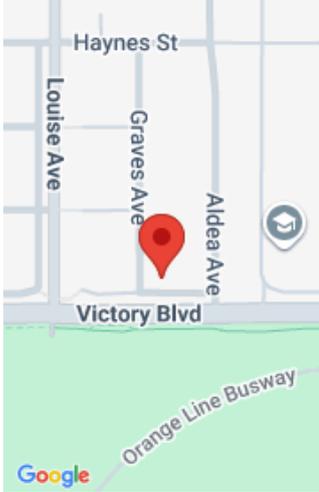


**\$1,099,000**

\*\*\* FULLY PERMITTED ADU \*\*\* SEPARATE BACKHOUSE \*\*\* VALUE ADD OPPORTUNITY \*\*\* Welcome to 6402 Graves Ave, located in the [...]



- 5 beds
- 4 baths
- SingleFamilyResidence
- Residential
- Active
- 2096 sq ft



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Lot size:** 7200, 7200 sq ft

**View:** ParkGreenbelt

**County:** Los Angeles

**Type:** SingleFamilyResidence

**Bedrooms:** 5 beds

**Area:** 2096 sq ft

**Year built:** 1955

**Zoning:** LAR1

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## Building Details

**Structure Type:** House

**Lot Features:** ZeroToOneUnitAcre

**Common Walls:** TwoCommonWallsOrMore

**Water Source:** Public

**Sewer:** PublicSewer

**Levels:** One

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## Amenities & Features

**Pool Features:** None

**Utilities:**

ElectricityConnected,NaturalGasConnected,SewerConnected,WaterConnected

**Fireplace Features:** LivingRoom

**Interior Features:** SeparateFormalDiningRoom, AllBedroomsDown, BedroomOnMainLevel, MainLevelPrimary

**Appliances:** GasCooktop

**Patio & Porch Features:**  
Covered

**Cooling:**  
CentralAir,WallWindowUnits

**Heating:** Central

**Laundry Features:**  
InKitchen,LaundryRoom

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## Nearby Schools

**High School District:** Los Angeles Unified

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## Agent info



**Agent name:** Andy Aguilar

**Agent MLS:** SR207060007

**Agent email:** Andy@AREE.Pro

**Agent officephone:** 818-492-4781

**Agent direct phone:** 818-492-4781

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## Miscellaneous

**List Office**

**Name:**  
American  
Real Estate  
Experts

**Listing Terms:**

Cash,CashToNewLoan,Conventional,CalVetLoan,Exchange1031,Fha203b,FHA,FannieMae,FreddieMac,GovernmentLoan,VaLoan

**Common**

**Community Features:** Curbs,Golf,Sidewalks

**Interest:**

None

**Attribution**

**Contact:**  
818-492-4781

