

Amazing Development Opportunity!



\$ 3,650,000



11940 Iredell St., Studio City, CA 91604

- » Beds: 3 | Baths: 3 Full
- » Single Family | 2,974 ft² | Lot: 18,006 ft²
- » Fryman Estates! Does not get better than this!
- » 18,000 Sq. Ft. flat lot, & classic 3000+/- single level mid-century Ranch
- » 100 ft. wide by 180 ft. deep lot * Expansive grassy rear yard & pool
- » More Info: 11940IredellSt.com



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Incredible property located on what many consider the absolute best street in all the Fryman Estates area. 18,000 Sq. Ft. flat lot, & classic 3000+/- single level mid-century Ranch awaits your buyer or builder/developer. 100 ft. wide by 180 ft. deep. Other homes in the area are worth 2 or 3 times this price, stunning new builds and remodels are far and wide, contributing to the value of the neighborhood. Both front & back yard are framed by gracious, mature trees, flowers, plants & thriving fruit trees: orange, grapefruit, cherry, lemon, kumquat, loquat. Expansive grassy rear yard & pool. You can restore this 1950s treasure to its original glory, add on, build up, go out, or tear down & start over with your own new estate – several options will work. The original footprint features 12 Ft. ceilings, some w/cove lighting, rich blonde paneled walls, most rooms have original hardwood in fantastic condition, 2 fireplaces, formal dining w/built in buffet, classic 50s kitchen, Formica counters & vintage Frigidaire oven, breakfast area, utility room. Huge family room w/hardwood floors, fireplace, wet bar, built in shelves and has view of rear yard. Grand bay window frames large Livingroom w/fireplace and hardwood flooring too. Primary w/office area, walk-in closets, his and her vanity, other bedrooms are oversized, formal foyer, storage & cabinets galore w/ breezeway off kitchen leading to 2 car detached garage. Onsite parking for multiple vehicles. South of Ventura Blvd you'll enjoy proximity to upscale dining, shopping, Universal City, and the prime hiking trails that Fryman is famous for right from your front door. Close to Burbank Studios, Mulholland Drive, EZ Westside access. Walking to the Farmers Market on Sunday is a great way to start the week. Zoned in Award Winning Carpenter Community Charter School District. You may even get a "star sighting" as this area is home to many A-list celebrities and movie executives!

