



## 11100 LANDALE STREET | TOLUCA LAKE

Enviously boasting a charming curb appeal, this gorgeously updated Toluca Lake English Tudor home is situated on a tree-lined street on a sprawling 8,802 sq ft lot with park-like grounds. Gated with a rare extra wide driveway, upon entry one will appreciate its bright airy open concept living room and formal dining area. This 2 bed 2 bath home features picture frame windows, a nice decorative fireplace in the living room, and hardwood floors. The kitchen features spacious counters and a large window. The Master suite boasts built-in cabinetry, large wall-to-wall closets and opens out to a large outdoor dining and entertaining area overlooking the expansive backyard and trees surrounding the house. The guest bedroom also opens out to this beautiful outdoor deck through sliding doors. The home also boasts a finished attic perfect for TV and children's playroom. The detached garage could lend itself very well for a sizeable ADU. Best of all is its central location very close to the major studios at Universal City and Burbank, conveniences, trendy cafes, shops, and restaurants close by, and a hop skip and jump away from major freeways.

Offered at \$899,000

**THE JM | TEAM**  
YOUR HOME, OUR PASSION

11100Landale.com



**GILBERT DIRIGE & JAY MARTINEZ**

MEET US IN VIDEO AT [WWW.JMTEAMHOMES.COM](http://WWW.JMTEAMHOMES.COM)

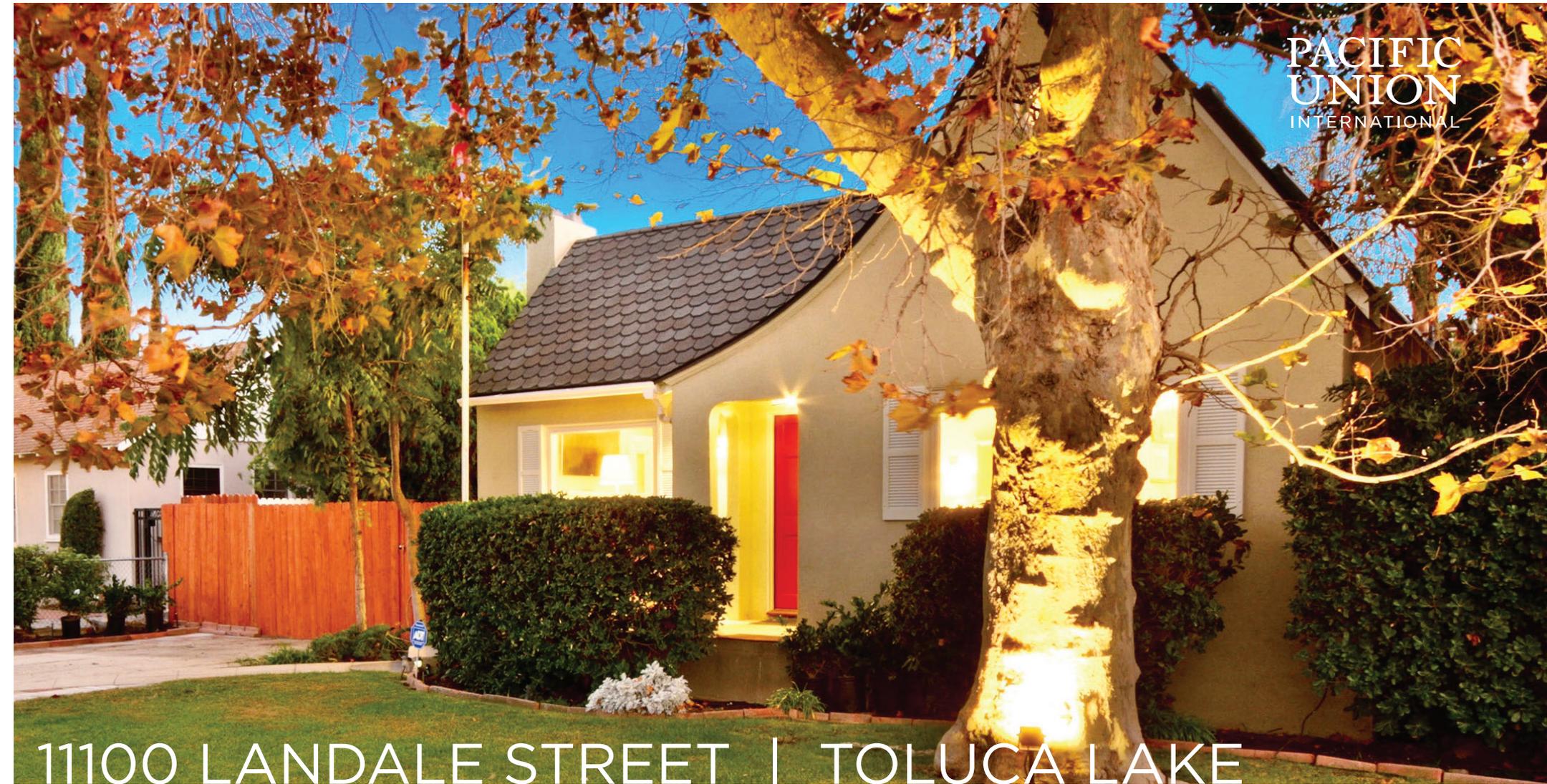
323-377-8332 | 310-801-0317

[jay@jmteamhomes.com](mailto:jay@jmteamhomes.com) | [gilbert@jmteamhomes.com](mailto:gilbert@jmteamhomes.com)

5-Star Zillow Agents  
★★★★★  
Zillow Local Expert



John Aaroe Group does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources and the buyer is advised to independently verify the accuracy of that information. If your property is currently listed, this is not a solicitation. CalBRE 01905744 | CalBRE 01920132



**PACIFIC UNION**  
INTERNATIONAL

## 11100 LANDALE STREET | TOLUCA LAKE

CHARMING ENGLISH TUDOR ON PARK LIKE GROUNDS

2 Bedrooms | 2 Baths | Attic | 1,267± Sq.Ft. Living Area | 8,802± Sq.Ft. Lot

