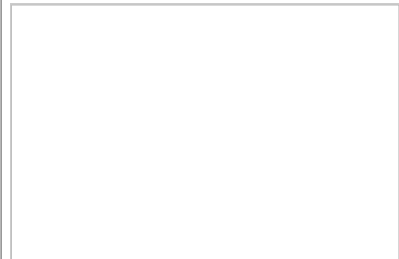


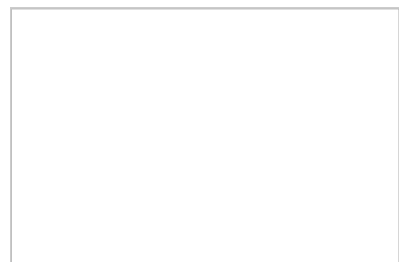
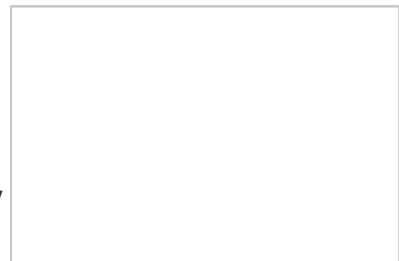
6208 ORION AVE

VAN NUYS, CA 91411 | MLS #: SR22036793

\$1,850,000 | 4 BEDS | 3 BATHROOMS | DETACHED STUDIO + 2 CAR GARAGE | 2311 SQUARE FEET

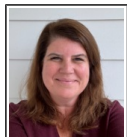


View Online: <http://www.mysinglepropertywebsites.com/104318>
For Instant Photos: Text 625958 To 415-877-1411



Welcome to Mayberry! Orion Ave is in the Cameron Woods neighborhood and is one of the most sought-after streets in the Valley. This hidden jewel is celebrated for its charm, large lots, suburban feel and desirable Sherman Oaks Adjacent location. Known for its use in location filming as "Anywhere USA", Orion Ave is one of the most filmed streets in Los Angeles. Set on a 75 ft wide by 255 ft deep 19,123 sf lot, the 100+ prize-winning roses welcome you to this ranch home with so many unique features and endless charm. Porch opens to formal entry with rich dark wood floors. Living room has beamed ceilings, double-sided brick fireplace, and DJ booth with Audiophile-grade in ceiling speakers and in-wall subwoofer. The family room is light and bright with a bar, beamed ceilings, open access to the kitchen, and a sliding door that leads you to a brick patio overlooking the park-like backyard. The gorgeous French-inspired eat-in kitchen was re...

- Hardwired, high-impedance speaker cabling throughout living room, TV room, yard. Hardwired ethernet for in-ceiling WIFI access points
- Separate structure with studio / office built 2018, airconditioned
- LED smart lighting by Philips Hue
- Audiophile-grade in-ceiling speakers in dining and kitchen by Definitive Technology. Audiophile grade in-wall speakers and in-wall subwoofer in living room, hardwired to built-in media center / DJ booth, by Definitive Technology
- Pool remodeled in 2021 with pebble-tec, new tiling, re-piped
- "Catio" designed and built by Custom Catics, as featured on Animal Planet - Cat patio with sisal rope pole, climbing shelves, and access to inside through cat door
- 3 year old roof and 3 zoned HVAC with Z-wave smart thermostats
- Supplemental income from street filming with potential for indoor filming



AGENT INFORMATION

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Education and Training

- MBA, Pepperdine University
- BS Mathematics, University of California Santa Barbara
- Project Management Certified, University of Colorado at Denver
- Project Manager, Blue Cross of California / WellPoint
- Project Manager, Homestore.com...



Disclaimer: All information deemed reliable but not guaranteed.