

# HUGE, BRIGHT, WITH LARGE PATIO 1x1 + DEN

**818-763-1656**

12411 MAGNOLIA BLVD  
Valley Village, California 91607

**Rent: \$2,345.00** **Size: 950 SqFt**

**1 Beds 1 Baths Apartment**

**Deposit:** \$2,345.00 USD  
\$2345.00 on the Approved

Credit

**Application Fee:** \$35.00 USD

**Included Utilities:**

Gardening Service / Pool Service

**Schools:** North Hollywood High School



## Property Description

Welcome to Villa Valencia Apts

SPACIOUS 1X1+DEN with Central A/C & Heat, Walk-In Closet, Fire Place, Pantry, Balcony!

We offer extra spacious, 1Bdr/1Bth + DEN with huge balcony professionally painted unit. Kitchen has built-in NEW microwave, NEW electric stove w/oven and dishwasher, ceiling fan w/lights in dining and in the bedroom, brand new wall-to-wall carpet IN THE LIVING ROOM AND BEDROOM UNIT, BRAND NEW FLOORING IN THE BATHROOM AND IN THE HALLWAY AS WELL AS IN THE CLOSETS, renovated counters and stainless steel sink in kitchen, central A/C and Heat, huge Balcony, Fireplace, two large closets including walk-in closet.

Our gated community offers:

- laundry facilities on each floor,
- trash chute rooms on each floor,
- sparkling swimming pool,
- cozy sauna,
- recreation room,
- subterranean parking,
- intercom system
- onsite property manager

We are conveniently located within walking distance to the supermarkets, bank, and post office, near Metro, 101 and 170 freeways, close to Studio City shops, Ventura Restaurants, Universal Studios, and Hollywood.

This unit is NON-SMOKING inside/out.

Sorry, NO DOGS.

Liability insurance (\$100,000 coverage) is required prior to lease signing.

REQUIRED:

- 3 consecutive months of FULL bank statements
- 3 last pay stubs
- picture ID
- social security card
- if self employed most recent income tax is required

TO VIEW, PLEASE CALL EVA at 818-763-1656

Colors and some features might differ. Please, ask EVA for details about the colors/upgrades to this unit.

## Restrictions

## Lease Details

FreeRentalSite.com



Scan or Visit For  
More Information

FreeRentalSite.com/12279

**Dogs:** No Dogs

**Cats:** Cats (ok)

\$500 deposit per cat, 2 max

**Smoking:** No Smoking

12 month lease

**Date Available:** Immediately