

# **\$979,000 - 6560 Petit Avenue, Lake Balboa**

MLS® #225001545

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## **\$979,000**

3 Bedroom, 2.00 Bathroom, 2,097 sqft  
Residential on 0 Acres

N/A, Lake Balboa,

Welcome to this charming single-level Lake Balboa home, proudly maintained by its original owner! Built in 1964, this home is 9 to 15 years newer than many comparable homes in the area, offering a more modern foundation and design. Upon arrival, you'll be greeted by the sweet curb appeal and beautifully manicured landscaping, nestled on a peaceful, tree-lined street. With 2,097 SF of living space and a 7,119 SF lot, this home provides a perfect blend of comfort, charm, and functionality, ready for its next owner's personal touch. Inside, you'll enjoy both a separate living room and a cozy family room/den, ideal for entertaining or relaxing, along with a formal dining room and a casual dining area. The living room offers a modern mid-century style featuring beamed ceilings which opens to the formal dining room, complemented by a white recessed brick fireplace. The expanded family room boasts an open concept with woodlike flooring that seamlessly connects to the kitchen and casual dining area, with a slider leading to the backyard, perfect for indoor-outdoor living. The spacious kitchen offers beautiful white Corian countertops, tile backsplash, a 6-burner stovetop, a double oven, and plenty of cabinetry for storage. The oversized laundry room, which can also double as a mud room or hobby room, offers more cabinetry, conveniently located just off the kitchen with a pocket door for added convenience. Additional features include dual-pane windows



throughout, and newly installed carpet. The spacious primary suite is a peaceful retreat, featuring vaulted ceilings, dual closets, a slider to the rear yard, and plantation shutters. The generous ensuite bathroom offers dual sinks for added convenience. There are two additional good-sized bedrooms, a hallway bathroom and an abundance of cabinets and closets throughout. Step outside into your private, lush backyard, perfect for relaxation and outdoor entertainment, featuring a covered patio and fruit trees, including avocado, lemon, and grapefruit offering fresh homegrown fruit. The home also includes an atrium/breezeway with a slider to the formal dining room, a tankless water heater, an attached 2-car garage with indirect access seperated by a breezeway, and additional storage space. Ideally situated near Lake Balboa, parks, golf courses, schools, quaint eateries, shopping, and easy freeway access making it both a peaceful retreat and convenient location. Don't miss this opportunity to be in this well-established neighborhood.

Built in 1964

**Essential Information**

MLS® #	225001545
Price	\$979,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,097
Acres	0.16
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed

Listing Agent	Kristi Turner
Listing Office	Pinnacle Estate Properties, Inc.

## Community Information

Address	6560 Petit Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

## Amenities

Parking Spaces	2
Parking	Garage, Concrete, Door-Multi
# of Garages	2
Garages	Garage, Concrete, Door-Multi

## Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Lawn, Drip Irrigation/Bubblers, Landscaped, Level, Paved, Rectangular Lot, Sprinkler System
Windows	Double Pane Windows, Garden Window(s), Plantation Shutters
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet
Interior Features	Separate/Formal Dining Room, Atrium, Beamed Ceilings, Cathedral Ceiling(s), Pantry, Recessed Lighting
Appliances	Dishwasher, Disposal, Double Oven, Gas Cooking, Tankless Water Heater, Vented Exhaust Fan
Heating	Central, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Free Standing
# of Stories	1
Stories	One

## Additional Information

Date Listed	March 30th, 2025
Days on Market	6
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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