

# \$825,900 - 16431 Gilmore Street, Van Nuys

MLS® #225002855

**\$825,900**

3 Bedroom, 3.00 Bathroom, 1,825 sqft

Residential on 0 Acres

N/A, Van Nuys,

California Bungalow with Untapped Potential!

This charming 1,825 sqft , 3 bedrooms, 3 bath, home offers a fantastic opportunity to create your dream home. Located in one of the close-knit neighborhoods in Lake Balboa and is situated on a charming tree-lined street, this home is a blank canvas awaiting your personal touches and renovation vision. The welcoming front porch area is ideal for transforming into a darling sitting area for a picture-perfect cozy nook. The front yard offers grass as well as astro turf area below the dining room window. Inside you will find original hard wood floors throughout the living room, halls and bedrooms, except for the family room which was replaced with wood like flooring. There are 3 true bedrooms and 2 full baths with one half bath by the family room which all have ceramic tile floors. The primary bedroom has a walk-in closet. The kitchen and laundry area flooring, wallpaper and cabinetry is original and needs some TLC. Dual pane windows and sliders throughout the home. The slider in the primary and family room all lead out to the pool area. Covered patio overlooking the pool provides year-round usability and is ideal for shading lounging and outdoor dining by the lava gas fire pit. There is a pool shed that is on concrete to hold all the supplies and comes with a refrigerator to keep all those beverages nice and cold. There are 2 water heaters and one of them was replaced this week. This home offers easy access and is ideally located within minutes of Balboa Park, The Japanese



Garden, the Orange Line and the Van Nuys Par 3 Golf Course which also has a 9-hole executive course, and the 101 and 405 freeways close by. Bring your creativity and transform this property into a California masterpiece. This property is ready for its makeover moment! Opportunities like this don't last - unleash the potential and unlock the value.'

Built in 1952

## Essential Information

MLS® #	225002855
Price	\$825,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,825
Acres	0.16
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Judy Williams
Listing Office	Keller Williams Westlake Village

## Community Information

Address	16431 Gilmore Street
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

## Amenities

Parking Spaces	2
Parking	Door-Single, Garage

# of Garages	2
Garages	Door-Single, Garage
Has Pool	Yes
Pool	Fiberglass, In Ground
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Detection System

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Sprinkler System, Sprinklers Timer
Windows	Blinds, Double Pane Windows, Solar Screens
Construction	Stucco

## Interior

Interior	Laminate, Wood
Interior Features	Separate/Formal Dining Room, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Gas Cooking, Gas Water Heater, Range
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	June 7th, 2025
Days on Market	41
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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