

# **\$779,000 - 7318 Jellico Avenue, Van Nuys**

MLS® #225004212

**\$779,000**

2 Bedroom, 1.00 Bathroom, 1,029 sqft

Residential on 0 Acres

N/A, Van Nuys,

**Beautifully Remodeled Gem in Lake Balboa!**  
Welcome to this thoughtfully expanded and renovated 2-bedroom, 1-bath home, ideally located in a lovely pocket neighborhood. From top to bottom, this property has been updated with quality materials and modern design, making it truly move-in ready. Upon entry you'll be greeted with the view of the very spacious back yard thru two oversized windows and a new single French door, filling the living space with natural light. The original 1950's shaker doors combine the retro look with the current returned trend of the shaker look, which is displayed throughout the modern kitchen. You'll love the semi open floor plan, which gives the visual appearance of a larger space without the appearance of just one large room. Inside, you'll find brand-new Pergo waterproof laminate flooring, fresh interior and exterior paint, and new energy efficient Milgard windows bring in natural light to brighten the home. The stunning, remodeled kitchen features brand-new Stainless-Steel appliances, custom cabinetry, and elegant Calacatta stone countertops, offering both function and flair. The bathroom has been beautifully updated with contemporary finishes, while brand-new exterior doors add an updated style. The expansive backyard with mature fruit trees will easily accommodate your large gatherings and parties with plenty of space to enjoy the Southern California lifestyle. A new roof was installed just one year ago. An upgraded main sewer line to the



street, and copper plumbing makes this home a rare find in one of the Valley's most desirable and convenient neighborhoods. The home features central heat and air along with a sprinkler system. There is also a separate laundry area. Don't miss this turn-key remodel!!! The Broker/Agent/Seller makes no guarantees regarding the accuracy of square footage, lot size, zoning, or any other property details provided, or sourced from public records or other sources. Buyers are encouraged to independently verify all information through personal inspection and consultation with the appropriate professionals.

Built in 1950

## Essential Information

MLS® #	225004212
Price	\$779,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,029
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Dawson Iannolo
Listing Office	Keller Williams Westlake Village

## Community Information

Address	7318 Jellico Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

## **Amenities**

Parking Spaces	1
# of Garages	1

## **Interior**

Interior	Laminate, Wood
# of Stories	1
Stories	One

## **Additional Information**

Date Listed	August 18th, 2025
Days on Market	57
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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