

# **\$1,299,000 - 6929 Louise Avenue, Van Nuys**

MLS® #24449537

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## **\$1,299,000**

3 Bedroom, 2.00 Bathroom, 2,132 sqft  
Residential on 0 Acres

N/A, Van Nuys,

Step into this meticulously renovated 3-bedroom, 2-bathroom gem in the heart of Lake Balboa, where modern elegance meets timeless charm. Taken down to the studs, this home features high-end designer finishes throughout. The open-concept kitchen is a chef's dream, boasting Zia tile backsplash, custom cabinets, marble countertops, and a Big Chill refrigerator and stove. The Kohler sink and Newport Brass fixtures add a touch of luxury, while RBW Studio and Schoolhouse lighting beautifully highlight the space. Each bathroom is a spa-like retreat with marble countertops, Aloe glass accents, California Faucets, custom cabinetry, and Toto toilets, all illuminated by sophisticated Schoolhouse lights. Throughout the home, enjoy the warmth of new engineered wood flooring, sleek Emtek interior doors, and the charm of a vintage cast-iron sink in the laundry room. The primary bedroom even features its own Smeg refrigerator for added convenience. Step into the living room through a stunning 9-foot three-panel bi-fold door that seamlessly connects indoor and outdoor living. Outside, you'll discover a sparkling large swimming pool surrounded by plenty of seating, perfect for entertaining guests or lounging on a sunny afternoon. The expansive patio offers ample space for dining, relaxing, and hosting gatherings, while rejuvenation and Schoolhouse lighting add a stylish touch. With all-new Milgard windows, plumbing, and electrical, this home offers peace of mind and



modern comfort, all wrapped in exquisite style.  
The perfect blend of luxury and practicality,  
this Lake Balboa beauty is ready to be your  
personal paradise.

Built in 1958

**Essential Information**

MLS® #	24449537
Price	\$1,299,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,132
Acres	0.17
Year Built	1958
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Elizabeth Friedman
Listing Office	Chelsea Properties

**Community Information**

Address	6929 Louise Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

**Amenities**

Parking Spaces	2
View	None
Has Pool	Yes
Pool	In Ground

**Interior**

Heating	Central
Cooling	Central Air

Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	October 6th, 2024
Days on Market	177
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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