

# \$910,000 - 7651 Oak Park Avenue, Van Nuys

MLS® #24474077

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## \$910,000

3 Bedroom, 1.00 Bathroom, 1,254 sqft  
Residential on 0 Acres

N/A, Van Nuys,

Timeless charm meets modern luxury in this exceptional 3 bed 1.5 bath home offering a seamless floorplan and an atmosphere of tranquility, creativity and sophistication. Set on a generous lot this stylish home is complemented by a highly private backyard with multiple entertaining spaces including an outdoor dining patio and fire pit area with a new pergola all cocooned in lush mature landscaping. The front door leads to a stunning open plan living and dining room space with hardwood floors bathed in natural light from large windows. The space is distinguished by a beautifully limewashed brick fireplace inviting you to unwind. The adjacent dining area features a stylish chandelier and more natural light leading into the recently remodeled kitchen with elegant white cabinets, glass tile backspash, stainless steel appliances and refined floor tiles. The kitchen flows into a convenient mud room with a half bath and direct access to the backyard. The generous primary bedroom has plenty of room for a king size bed, crown molding, bright windows and ample closet space with built in storage. Step into the newly remodeled bathroom to find a spacious marble vanity and tub/shower combo with a luxurious new glass shower door and sparkling white tile. The two additional bedrooms each feature fresh paint and custom wainscoting. An additional approximately 284 sf bonus room with access from the guest bedroom and backyard adds a versatile creative space perfect for a music or



art studio, home office or gym. Thoughtful landscaping in the backyard with abundant mature fruit trees creates an inviting landscape for both leisure and entertaining. Further upgrades include newer Nest thermostat, newer guttering and drain pipes, and additional attic insulation. The 2 car detached garage has existing gas, water, and electric lines making it an attractive option for a future ADU conversion. The driveway has space for up to 4 additional cars in tandem or possibly an RV. At the heart of Lake Balboa, this property is minutes away from the highly rated Stagg Street Elementary School, both 405 and 101 freeways as well as the Sepulveda Basin Recreation area with outdoor activities including boating, biking and fishing.

Built in 1949

**Essential Information**

MLS® #	24474077
Price	\$910,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,254
Acres	0.18
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Gabriel Rudner
Listing Office	Aegis Management, Inc.

**Community Information**

Address	7651 Oak Park Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A

City	Van Nuys
County	Los Angeles
Zip Code	91406

### Amenities

Parking Spaces	2
Parking	Driveway, Door-Multi, Garage, Garage Door Opener
Garages	Driveway, Door-Multi, Garage, Garage Door Opener
Security	Smoke Detector(s)

### Exterior

Exterior	Wood Siding
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped
Windows	Blinds, Drapes
Construction	Wood Siding

### Interior

Interior	Tile, Wood
Interior Features	Separate/Formal Dining Room, Ceiling Fan(s), Crown Molding, Paneling/Wainscoting, Recessed Lighting
Appliances	Dishwasher, Refrigerator, Barbecue, Dryer, Gas Cooktop, Gas Oven, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	1
Stories	One

### Additional Information

Date Listed	December 26th, 2024
Days on Market	4
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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