

\$899,000 - 7439 Leescott Avenue, Lake Balboa

MLS® #24474943

\$899,000

3 Bedroom, 2.00 Bathroom, 1,475 sqft

Residential on 0 Acres

N/A, Lake Balboa,

Stunning, move-in ready, home with POOL in Lake Balboa! Discover the perfect blend of California living in this stunning updated ranch-style pool home, nestled in the highly sought-after neighborhood. This 3-bedroom, 2-bathroom gem welcomes you with its smooth stucco exterior and an array of thoughtful upgrades, including a brand-new roof (2023), newer water heater (2021), dual-pane windows, copper plumbing, recessed lighting, a Ring doorbell, Nest thermostat, and keyless entry. Enter the front door and experience the warmth of hardwood floors and a bright, airy ambiance created by natural light streaming through numerous windows. The heart of the home is a beautifully designed open-galley kitchen featuring a breakfast counter, freshly painted shaker cabinets, stainless steel appliances, and expansive quartz countertops. It seamlessly flows into a private, sunken dining room that's perfect for intimate gatherings or lively dinner parties. The spacious living area is both inviting and sophisticated, with recessed lighting, crown molding, and a decorative fireplace that adds charm to the space. Retreat to the tranquil primary bedroom, complete with a luxurious en-suite bathroom featuring a soaking tub, dual-sink vanity, and a tiled shower. Two additional bedrooms offer ample closet space, while the updated guest bathroom boasts a sleek LED fogless mirror and a shimmering glass-tile shower/tub combination. The convenience of a dedicated



laundry room with stackable washer and dryer enhances modern living. Outside, the backyard is your private oasis a sparkling pool invites you to relax and unwind, while ample sunbathing space, a shaded gazebo, and a cozy firepit create the perfect setting for entertaining or quiet evenings at home. The grassy yard and heirloom rose garden add charm and versatility, making it ideal for children, pets, or peaceful enjoyment. Situated on a picturesque tree-lined street with sidewalks, this home is move-in ready and designed for modern living. You'll love the proximity to Black Heart Coffee Shop, Humble Bee Cafe, Balboa Park, Wild Hare Pilates, Ralphs, Starbucks, and more. Don't miss this incredible opportunity! Join us for the open house this weekend and see why this captivating property should be your next home. Welcome Home!

Built in 1951

Essential Information

MLS® #	24474943
Price	\$899,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,475
Acres	0.15
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Emily Sinclair
Listing Office	ACME Real Estate

Community Information

Address 7439 Leescott Avenue

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

Amenities

Parking Spaces	2
Parking	Attached Carport, Driveway
Garages	Attached Carport, Driveway
View	None
Has Pool	Yes
Pool	In Ground, Private

Exterior

Lot Description	Front Yard, Lawn, Back Yard
Windows	Bay Window(s), French/Mullioned

Interior

Interior	Wood
Interior Features	Separate/Formal Dining Room
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Range, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

Additional Information

Date Listed	January 6th, 2025
Days on Market	16
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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