

# \$995,000 - 7526 White Oak Avenue, Van Nuys

MLS® #25502075

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## \$995,000

4 Bedroom, 3.00 Bathroom, 1,543 sqft  
Residential on 0 Acres

N/A, Van Nuys,

Fantastic INCOME PRODUCING property at a NEW PRICE!!! Recently upgraded Van Nuys/ Lake Balboa home with a permitted, detached ADU with its own address (7528 White Oak Ave) combines modern design with thoughtful improvements throughout. The move-in ready residence welcomes you with a refined front porch featuring painted brick accents, a fresh front door accent colour, and newly upgraded porch lighting (2024) for enhanced curb appeal. Inside, the main house - an inviting 3 bed, 2 bath features a serene primary en suite tucked in at the back for ultimate peace and quiet, freshly painted to create a bright, modern atmosphere. The primary suite features a chic barn door and includes a beamed ceiling, a generous walk-in closet, a private bath, and a sliding glass door opening to the meticulously landscaped rear yard. Dual pane vinyl windows add energy efficiency, while the secondary bedrooms and custom-tiled hall bath maintain a bright and inviting ambiance. The modern kitchen offers a practical space with granite countertops, a subway tile backsplash, updated cabinetry, stainless steel appliances, and a brand-new built-in microwave (2024). The cozy breakfast nook flows into an indoor laundry room that was upgraded in 2020 with a new door complete with a built-in dog door. Additional updates include, paid Solar panels, Nest thermostat new light fixtures in the main house (2024), wi-fi/bluetooth enabled locks on the gate and ADU (2024), enhanced



electronics in the motorized gate (2020/2021), a tankless water heater (2020), and a new garbage disposal. The house is also wired for ADT security system, ensuring advanced protection and peace of mind. The permitted ADU built in 2018 ( 280 sqft per Zimas) is a detached mini house with its own address and separate electric meter, it has a full kitchen, good size bathroom with a standing shower - ideal as a home office, rental unit, or creative space. The ADU was previously offered as a rental on Airbnb. Property offers at least 1 parking spot with access from the alley way located in the back of the house with a motor gate. Completing the package is a spacious, low-maintenance yard featuring synthetic grass throughout, sprinkler system to keep your plants thriving, and tall fencing ensuring maximum privacy. A charming orange tree adds a touch of Mediterranean flair to this outdoor space, perfect for entertaining and relaxation, all within the Birmingham Community Charter High School District. My personal fav brunch spot nearby - "Humble Bee Bakery & Cafe", it's a must see. This property qualifies for Conventional rates up to 1% LOWER with location based rate reductions. Available for both High Balance and Conforming Loan Limits. There is no first time home buyer requirement and no income limitations." Sold in " AS-IS " condition.

Built in 1950

### **Essential Information**

MLS® #	25502075
Price	\$995,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Square Footage	1,543
Acres	0.14

Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Antonia Pennington
Listing Office	Compass

### **Community Information**

Address	7526 White Oak Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

### **Amenities**

Parking Spaces	1
Parking	Gated, One Space, On Street, Uncovered
Garages	Gated, One Space, On Street, Uncovered
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Security Gate

### **Exterior**

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped
Windows	Double Pane Windows, Blinds, Drapes, Screens
Roof	Shingle
Construction	Stucco
Foundation	Slab

### **Interior**

Interior	Tile
Interior Features	Eat-in Kitchen, Beamed Ceilings, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Gas Oven, Microwave, Refrigerator, Washer, Oven, Range, Vented Exhaust Fan
Heating	Central, Solar
Cooling	Central Air

Fireplaces	None
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	29
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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