

# \$885,000 - 7719 Genesta Avenue, Van Nuys

MLS® #25516283

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## \$885,000

3 Bedroom, 1.00 Bathroom, 1,098 sqft  
Residential on 0 Acres

N/A, Van Nuys,

Picture Perfect 3 bedroom home on tree-lined street with the most amazing resort like backyard/pool area on a 8,000+ square foot lot AND a finished detached garage with recessed lighting and its own a/c. The main house has oversized windows providing the perfect amount of natural light. The crisp interior was recently painted and the gorgeous hardwood floors refreshed. Open concept floor plan allows for optimum flow and entertaining. The owner loves to cook and has maximized the utility in the kitchen, and added reverse osmosis water filter. There is a newer central air conditioning system keeping everything cool on the hottest of days, or you can simply plunge in the huge pool. The fully fenced backyard is impeccably landscaped with garden, grass, and numerous sitting areas. Fruit trees on the property include apple, lemon, plum, and orange. Truly an oasis of a property.



Built in 1949

## Essential Information

MLS® #	25516283
Price	\$885,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,098
Acres	0.19

Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Ted Theodore Fleming
Listing Office	Rodeo Realty

### Community Information

Address	7719 Genesta Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

### Amenities

Parking Spaces	4
Parking	Garage, Door-Multi
# of Garages	2
Garages	Garage, Door-Multi
View	Pool
Has Pool	Yes
Pool	In Ground

### Interior

Interior	Tile, Wood
Appliances	Disposal
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### Additional Information

Date Listed	March 27th, 2025
Days on Market	34
Zoning	LAR1

Short Sale                    N

RE / Bank Owned        N

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