

# **\$1,095,000 - 7644 Oak Park Avenue, Van Nuys**

MLS® #25533043

**\$1,095,000**

4 Bedroom, 3.00 Bathroom, 1,973 sqft

Residential on 0 Acres

N/A, Van Nuys,

Charming House + GUEST HOUSE with great curb appeal, remodeled by the owner in 2021-2022 for themselves, with a backyard oasis including a SPARKLING POOL AND HOT TUB located in the desirable Lake Balboa neighborhood of Van Nuys. Front house is a 3 bedroom 2 bathroom. Primary bedroom has high ceilings, a side patio, and an ensuite bathroom. There is an additional attached spacious guest house with separate entrance, 1 bedroom 1 bathroom, kitchen, with a living room looking out to private yard, which can be used as a potential income opportunity or for out of town guests. Detached 2 car garage with additional storage room. State of the art OWNED Solar Panel System for minimum energy cost. New kitchen with built-ins, flooring, bathrooms, and appliances. In the heart of the Lake Balboa neighborhood of Van Nuys, west of the Van Nuys Airport, this home is minutes from shopping and dining on Ventura Blvd., Cal State Northridge, Sepulveda Basin Recreation Area, Lake Balboa, and the Japanese Garden. This suburban oasis is ready for you to make it a place to call home.

Built in 1949

## **Essential Information**

MLS® # 25533043

Price \$1,095,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,973
Acres	0.20
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Charles Culbert
Listing Office	Nourmand & Associates-BH

## Community Information

Address	7644 Oak Park Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

## Amenities

Parking Spaces	6
Parking	Concrete, Door-Multi, Driveway, Garage, Guest, Gated
# of Garages	2
Garages	Concrete, Door-Multi, Driveway, Garage, Guest, Gated
View	None
Has Pool	Yes
Pool	Heated, In Ground, Private, Fenced

## Exterior

Roof	Composition
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## Interior

Interior	Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Eat-in Kitchen
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Vented Exhaust Fan, Dryer, Washer
Heating	Central

Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Electric
# of Stories	1
Stories	One

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	6
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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