

\$1,125,000 - 6421 Gaviota Avenue, Van Nuys

MLS® #25554767

\$1,125,000

3 Bedroom, 2.00 Bathroom, 1,928 sqft

Residential on 0 Acres

N/A, Van Nuys,

Stunning Lake Balboa Retreat with Designer Backyard & Pool. Welcome to your dream home in the heart of Lake Balboa! This beautifully updated residence offers a perfect blend of charm, modern upgrades, and indoor-outdoor living. Step into a lushly landscaped front yard with a white post fence, drought-tolerant plants, and low-maintenance turf lawn ~ curb appeal that's both beautiful and eco-friendly. Inside, the spacious dining area flows seamlessly into an expansive living room, ideal for entertaining or cozy nights in. The chef-inspired kitchen features custom white cabinetry, sleek glass tile backsplash, quartz countertops, and stainless steel appliances all crafted for both style and function. A cozy den showcases a decorative fireplace, adding warmth and character to the living space. The private primary suite is a true sanctuary with direct pool access, dual closets, a double-sink vanity, and an oversized walk-in shower for a spa-like experience. Your backyard oasis awaits with a custom-designed entertainer's yard, complete with a privacy hedge, Blackstone barbecue prep station, expansive counter space, built-in refrigerator, and a sparkling pool with raised spa with water fall edge perfect for year-round enjoyment. The finished garage includes epoxy floors, a built-in workbench, custom cabinetry, and a convenient washer & dryer setup just off the kitchen. Additional highlights include ~ recessed lighting throughout, custom window shutters, stylish vinyl flooring & Eco-conscious



rain barrels. This exceptional home offers comfort, luxury, and sustainability in one of the Valley's most desirable neighborhoods. Don't miss this rare opportunity! (See photos, Matterport/3D tour & Floor-plan).

Built in 1950

Essential Information

MLS® #	25554767
Price	\$1,125,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,928
Acres	0.17
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Richard Burt
Listing Office	Berkshire Hathaway HomeServices California Properties

Community Information

Address	6421 Gaviota Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

Amenities

Parking Spaces	4
Parking	Concrete, Door-Multi, Garage
Garages	Concrete, Door-Multi, Garage
View	Pool
Has Pool	Yes
Pool	In Ground, Private

Security	Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)
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Exterior

Exterior	Stucco, Wood Siding, Other
Exterior Features	Rain Gutters
Lot Description	Front Yard, Lawn, Rectangular Lot, Yard
Windows	Custom Covering(s), Double Pane Windows, Plantation Shutters, Screens
Roof	Composition, Other
Construction	Stucco, Wood Siding, Other

Interior

Interior	Vinyl
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Recessed Lighting, Breakfast Area
Appliances	Barbecue, Built-In, Dishwasher, Disposal, Refrigerator, Dryer, Washer, Vented Exhaust Fan
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Decorative, Den
# of Stories	1
Stories	Multi/Split

Additional Information

Date Listed	June 20th, 2025
Days on Market	10
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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