

\$1,239,000 - 6924 Colbath Avenue, Van Nuys

MLS® #25568343

\$1,239,000

3 Bedroom, 2.00 Bathroom, 1,654 sqft
Residential on 0 Acres

N/A, Van Nuys,

Step into this meticulously remodeled 3-bedroom, 2-bathroom pool home, ideally situated in a highly desirable, tree-lined valley neighborhood. This exquisite residence has been thoughtfully upgraded inside and out, seamlessly blending comfort and sophistication with a modern open layout. Enter through a grand porch and be immediately captivated by the immaculate chef's kitchen, a true culinary masterpiece. It boasts new, state-of-the-art appliances, an impressive oversized island with stone countertops, a built-in microwave, custom hood, a pot filler, and sleek new designer cabinetry. The kitchen effortlessly transitions into an inviting family room, complete with a custom stone fireplace, a built-in bar with a 45-bottle wine refrigerator, and sliding doors that open directly to the backyard creating the perfect flow for entertaining. The open-concept family room, designed for both grand entertaining and intimate family moments. The space is anchored by soaring white oak beamed ceilings that add a touch of rustic elegance and architectural interest, creating an airy and expansive feel. The resort-style backyard with multiple lounge areas is your private sanctuary, featuring an expansive glistening pool with newer plaster, complemented by fresh, vibrant landscaping. Inside, the gorgeous primary suite offers a spa-like escape with custom closets and a luxurious bathroom. Indulge in the double shower, a 59-inch freestanding bathtub, a



vanity area with ample storage, and LED lighting for ultimate relaxation. Two additional generously sized bedrooms and another fully updated restroom with custom tile and designer finishes complete the interior. This home is packed with high-end upgrades, including custom interior doors, USB-C/USB outlets, new flooring, new black-framed windows and sliding doors, new fixtures, and new recessed lights w/dimmers. Enjoy year-round comfort with a new HVAC system, complete with a Nest thermostat and modern air covers. Convenience is key with a finished garage that includes new lift master garage door, 50 Amp outlet for electric cars, and remote opener. For added peace of mind, the home is equipped with an upgraded 200-amp electrical panel and newer updated plumbing. The stunning modern curb appeal is highlighted by a newer roof, fresh landscaping that include a pomegranate & lime trees, and stylish new exterior finishes. This turnkey masterpiece is a rare find, offering top-of-the-line finishes and an entertainer's dream layout. You'll be just moments away from schools, restaurants, shopping, and everything the Valley has to offer. Don't miss this incredible opportunity to own an exquisite home!

Built in 1950

Essential Information

MLS® #	25568343
Price	\$1,239,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,654
Acres	0.18
Year Built	1950
Type	Residential

Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Rosa A. Garcia
Listing Office	The Core Agency

Community Information

Address	6924 Colbath Avenue
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91405

Amenities

Parking Spaces	2
Parking	Door-Single, Driveway, Garage, Garage Door Opener
# of Garages	1
Garages	Door-Single, Driveway, Garage, Garage Door Opener
Has Pool	Yes
Pool	In Ground
Security	Gated Community

Exterior

Lot Description	Back Yard, Front Yard, Yard
Roof	Other

Interior

Interior Features	Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, Bar
Appliances	Dishwasher, Disposal, Microwave, Oven, Range, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	1
Stories	One

Additional Information

Date Listed	July 22nd, 2025
Days on Market	20

Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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