

# \$1,349,000 - 7225 Forbes Avenue, Lake Balboa

MLS® #25583921

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## \$1,349,000

3 Bedroom, 2.00 Bathroom, 2,320 sqft  
Residential on 1 Acres

N/A, Lake Balboa,

Over Half an Acre in Lake Balboa: Car Lovers, Creatives, Gardeners, and Dreamers are Welcome! You'll fall in love with this private oasis in peaceful Lake Balboa! Set on a rare 23,370 sq ft lot, this gated compound offers exceptional privacy and endless possibilities. The 3-bedroom, 2-bath home is anchored by a spacious great room with vaulted ceilings and skylights, filling the living and dining areas with natural light and warmth. While very livable, the home could benefit from some updating -- a wonderful opportunity to add value and make it your own. A true highlight is the detached 3-car garage connected to an oversized bonus space. Perfect for car aficionados, hobbyists, or creatives, it provides incredible space for a workshop, studio, or the build-out of a guesthouse or ADU -- ideal for multigenerational living or storage. Outdoors, the property continues to impress with a sparkling 14' x 40' pool, an incredible amount of succulents, native plants, trees, and generous gated parking for several vehicles and plenty of play spaces. This rare Lake Balboa gem offers the space, flexibility, and lifestyle you've been waiting for, whether your dream is to restore, expand, or create your own private compound. Property sold AS-IS. Bring your vision. Bring your entire family.



Built in 1947

## Essential Information

MLS® #	25583921
Price	\$1,349,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,320
Acres	0.54
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Allison Gold
Listing Office	Compass

### **Community Information**

Address	7225 Forbes Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

### **Amenities**

Parking Spaces	6
Parking	Concrete, Door-Multi, Garage, Oversized, Private
# of Garages	3
Garages	Concrete, Door-Multi, Garage, Oversized, Private
View	Trees/Woods, Pool
Has Pool	Yes
Pool	In Ground, Fenced
Security	Gated Community, Security Gate

### **Exterior**

Roof	Composition, Shingle
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### **Interior**

Interior	Tile, Wood
Interior Features	Ceiling Fan(s), Utility Room

Appliances	Dishwasher, Disposal, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	August 27th, 2025
Days on Market	16
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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