

# \$995,000 - 16201 Gilmore Street, Lake Balboa

MLS® #25604339

**\$995,000**

3 Bedroom, 2.00 Bathroom, 1,684 sqft

Residential on 0 Acres

N/A, Lake Balboa,

Welcome to your private Lake Balboa retreat. An immaculate single-level home designed for both everyday comfort and unforgettable entertaining. Set behind privacy walls and lush hedging on a corner lot, you'll feel like you've entered your own sanctuary the second you arrive. This 3-bedroom, 2-bath residence spans 1,684 sq ft of thoughtfully updated living space. Beautiful floors flow throughout, leading you to the heart of the home: an open kitchen with breakfast bar that connects seamlessly to dining and living spaces. French doors expand the living area out to a walled courtyard with trellis, creating a natural indoor-outdoor flow ideal for gatherings. A finished garage with custom shelving extends entertaining from the courtyard patio through to the backyard and pool. The expansive primary suite offers a true sense of escape with its custom walk-in closet and spa-like bath with double vanity. Two additional bedrooms are located off a common foyer, and are nicely separated from the primary suite. The custom pool and spa, newly built during ownership, anchor a private backyard oasis, complete with a tranquil water feature, programmable lighting, and outdoor speakers. Drought-tolerant landscaping and an EV charger make the home as functional as it is beautiful. Modern amenities include a smart home system, security system, tankless water heater, central HVAC, and leased solar for energy efficiency. Walk to Lake Balboa park and bike path, golf, and the famous Japanese Garden. Just minutes away are



neighborhood favorites such as Katsuya, Super K, Gelsons, Whole Foods, and the famous Springbok Bar and Grill. With its blend of privacy, modern upgrades, inviting spaces, and beautiful grounds, this home delivers the true California lifestyle.

Built in 1950

## Essential Information

MLS® #	25604339
Price	\$995,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,684
Acres	0.15
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Collin Ellingson
Listing Office	Compass

## Community Information

Address	16201 Gilmore Street
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

## Amenities

Parking Spaces	2
Parking	Door-Multi, Direct Access, Driveway, Garage, Covered, Permit Required, Private, Storage
# of Garages	2
Garages	Door-Multi, Direct Access, Driveway, Garage, Covered, Permit Required,

	Private, Storage
View	None
Has Pool	Yes
Pool	Fenced, In Ground, Permits, Private, Waterfall
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Plaster
Exterior Features	Misting System, Rain Gutters
Lot Description	Front Yard, Yard
Windows	Screens, Double Pane Windows
Construction	Plaster

## Interior

Interior	Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Recessed Lighting, Walk-In Closet(s), See Remarks, Utility Room
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Oven, Vented Exhaust Fan
Heating	Central, Heat Pump
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	October 13th, 2025
Days on Market	12
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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