

# \$1,089,000 - 7038 Texhoma Avenue, Lake Balboa

MLS® #BB24150252

**\$1,089,000**

3 Bedroom, 3.00 Bathroom, 1,929 sqft

Residential on 0 Acres

N/A, Lake Balboa,

BACK ON THE MARKET - BUYER COULD NOT GET THEIR LOAN - THEIR LOSS = YOUR GAIN! Fantastic Lake Balboa home in a great pocket. Cute curb appeal, amazing residential street. Three bedrooms, two and a half baths, over 1900+ square feet of living space plus a detached office in the back. Wonderfully remodeled and updated throughout. Open concept, flexible floorplan with a large kitchen featuring custom cabinets, stone counter tops and stainless steel appliances - that flows to a huge living and dining area with hardwood floors and a fireplace, along with patio sliders that lead to the private backyard. Spacious primary bedroom suite with tall ceilings, walk in closet and remodeled ensuite full bath with dual vanities and a grand walk in shower. Two generously sized secondary bedrooms are adjacent to another beautifully remodeled full bath - plus, there's a powder room off the kitchen area. Low maintenance backyard that features a deck, mature landscaping, and a detached office/shed. Attached garage plus additional driveway parking. Don't miss this fabulous opportunity.



Built in 1951

## Essential Information

MLS® # BB24150252

Price \$1,089,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,929
Acres	0.17
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Arto Poladian
Listing Office	Redfin Corporation

## Community Information

Address	7038 Texhoma Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

## Amenities

Parking Spaces	4
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Neighborhood
Pool	None

## Exterior

Lot Description	Back Yard, Front Yard, Landscaped
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## Interior

Interior	Wood, Carpet
Interior Features	Ceiling Fan(s), Living Room Deck Attached
Appliances	Dishwasher, Free-Standing Range
Heating	Central
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	July 24th, 2024
Days on Market	96
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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