

# \$1,099,999 - 17048 Sherman Way, Lake Balboa

MLS® #BB25175561

---

**\$1,099,999**

4 Bedroom, 3.00 Bathroom, 2,162 sqft

Residential on 0 Acres

N/A, Lake Balboa,

**\*\*NEW Price Improvement\*\*** This beautifully remodeled Lake Balboa farmhouse is blending modern design with timeless character. This 4-bedroom, 3-bath home offers 2,162 sq ft of living space and a finished detached garage sitting on an expansive 9,418 sq ft lot. The open floor plan is filled with natural light, highlighted by high ceilings, large glass windows, and a skylight in the living room that makes that space a favorite. The chef's kitchen features stainless steel appliances, an oversized island, farmhouse sink, and all-new custom cabinetry. A spacious dining area with fireplace creates the perfect setting for gatherings. The primary suite and additional bedrooms showcase a modern finish with new flooring, built-in closets, and designer lighting. Bathrooms are updated with clean, contemporary details throughout. Spacious and well maintained front yard as well as an ample backyard with a patio and deck. Additional features include solar panels, EV charger, tankless water heater, and a new heat pump. Detached garage offers ADU potential or additional car/storage space.

Recent upgrades: new roof, new plumbing, fresh paint. Move-in ready with every detail thoughtfully completed.

Conveniently located near shops, dining, schools, and easy access to 405 and 101  
Appointment Only!



Built in 1952

**Essential Information**

MLS® #	BB25175561
Price	\$1,099,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,162
Acres	0.22
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Lluvia Contreras Olivera
Listing Office	Luxury Collective

**Community Information**

Address	17048 Sherman Way
Area	699 - Not Defined
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

**Amenities**

Utilities	None, Sewer Not Available
Parking Spaces	2
Parking	Garage, Electric Vehicle Charging Station(s)
# of Garages	2
Garages	Garage, Electric Vehicle Charging Station(s)
View	Trees/Woods
Pool	None
Security	Smoke Detector(s)

**Exterior**

Exterior	Concrete
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard
Windows	Triple Pane Windows

Roof	Green Roof
Construction	Concrete
Foundation	None

## Interior

Interior Features	Breakfast Bar, Built-in Features, Cathedral Ceiling(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Storage, All Bedrooms Down, Living Room Deck Attached
Appliances	Dishwasher, Refrigerator, Dryer, Washer, Convection Oven, ENERGY STAR Qualified Appliances, Gas Cooktop, High Efficiency Water Heater, Solar Hot Water
Heating	Central, Natural Gas, Electric, ENERGY STAR Qualified Equipment, Heat Pump, Solar
Cooling	Central Air, Electric, ENERGY STAR Qualified Equipment
Fireplace	Yes
Fireplaces	Kitchen
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
----------	---------------------

## Additional Information

Date Listed	August 5th, 2025
Days on Market	51
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 17th, 2026 at 10:56am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.