

# **\$875,000 - 15731 Marlin Place, Van Nuys**

MLS® #GD25096994

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## **\$875,000**

3 Bedroom, 2.00 Bathroom, 1,500 sqft  
Residential on 0 Acres

N/A, Van Nuys,

Located in the desirable Lake Balboa neighborhood, this thoughtfully maintained and full-of-character home offers 1,500 sq. ft. of well-designed living space on a spacious 7,297 sq. ft. lot. It features 2 bedrooms plus a study that easily functions as a third bedroom, 1 full bath with vintage tile, and a  $\frac{3}{4}$  bath. Inside, youâ€™ll find beautiful vaulted wood-beam ceilings, newly refinished hardwood floors, a cozy fireplace, built-ins, large closets, generous storage, fresh paint, and mostly double-pane windows. The living areas echo a subtle Mid-Century influence with warm natural materials and clean lines. The kitchen includes vintage tile, a large walk-in pantry, ample cabinetry, and a custom-stained window. A long concrete driveway provides secure off-street parking, with a 2-car attached garage (complete with laundry area, large closet, and potential for added functionality) and a 1-car carport behind an automatic gate. The private yard features a shaded patio, a bountiful orange tree, hummingbird-attracting plants, and a shed. Ideally located near Lake Balboa Park and convenient to Sherman Oaks, the Orange Line Metro, Van Nuys Airport, and the express FlyAway bus to LAX.



Built in 1953

## **Essential Information**

MLS® #                      GD25096994

Price	\$875,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,500
Acres	0.17
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Janette Ledea
Listing Office	Re/Max Tri-City Realty

### Community Information

Address	15731 Marlin Place
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

### Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

### Exterior

Lot Description	ZeroToOneUnitAcre
Roof	Tile

### Interior

Interior Features	Primary Suite, Walk-In Pantry
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

**School Information**

District                      Los Angeles Unified

**Additional Information**

Date Listed                May 1st, 2025  
Days on Market        19  
Zoning                    LAR1  
Short Sale                N  
RE / Bank Owned      N

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