

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

MLS® #GD25096994

\$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, you'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.



CRMLS

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 Leda
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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