

# \$812,900 - 7712 Paso Robles Avenue, Van Nuys

MLS® #IV25042963

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## \$812,900

3 Bedroom, 2.00 Bathroom, 1,113 sqft

Residential on 0 Acres

N/A, Van Nuys,

Don't miss the opportunity to own this 3 bedroom two bath home in the highly sought after community of Lake Balboa! All the inside paint has been done, One newer bathroom, the other was renovated not long ago; Good size master bedroom. Kitchen shows great with some cabinets replaced including large stainless steel sink, faucet, and great looking counter top. newer vinyl laminate flooring throughout, newer windows, New tankless water heater, Solar panels system will be paid off, All of this on a large 7,200 Sq. Ft. Lot with mature trees; Let's not forget there is also the opportunity to convert the oversized garage into an ADU or build a separate one since there is plenty of room to do it.



Built in 1948

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | IV25042963              |
| Price          | \$812,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,113                   |
| Acres          | 0.17                    |
| Year Built     | 1948                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |

|                |                   |
|----------------|-------------------|
| Listing Agent  | Roberto Olivas    |
| Listing Office | FUSION ONE REALTY |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 7712 Paso Robles Avenue |
| Area        | VN - Van Nuys           |
| Subdivision | N/A                     |
| City        | Van Nuys                |
| County      | Los Angeles             |
| Zip Code    | 91406                   |

## Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Sewer Connected, Water Connected, Natural Gas Connected |
| Parking Spaces | 2  |
| Parking        | Garage, Garage Faces Front   |
| # of Garages   | 2  |
| Garages        | Garage, Garage Faces Front   |
| View           | Neighborhood   |
| Pool           | None   |

## Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior          | Laminate, Vinyl                   |
| Interior Features | Ceiling Fan(s), All Bedrooms Down |
| Cooling           | Evaporative Cooling               |
| Fireplaces        | None                              |
| # of Stories      | 1                                 |
| Stories           | One                               |

## School Information

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

## Additional Information

|                 |                     |
|-----------------|---------------------|
| Date Listed     | February 25th, 2025 |
| Days on Market  | 16                  |
| Zoning          | LAR1                |
| Short Sale      | N                   |
| RE / Bank Owned | N                   |

Based on information from California Regional Multiple Listing Service, Inc. as of February 1st, 2026 at 2:45pm PST.

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