

# **\$859,000 - 16918 Baltar Street, Van Nuys**

MLS® #IV25128381

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## **\$859,000**

3 Bedroom, 2.00 Bathroom, 1,246 sqft  
Residential on 0 Acres

N/A, Van Nuys,

**PRICED TO SELL!** Situated in one of Lake Balboa's most sought-after pockets, this beautifully upgraded 3-bedroom, 2-bath home is ideally located on a peaceful cul-de-sac with only eight homes. Just minutes from Hollywood, Burbank, upscale dining, and major freeways, this home offers the perfect blend of convenience, comfort, and privacy.

A gated, drought-tolerant front yard with rock landscaping and drip irrigation sets a welcoming tone. Pass through the charming covered entry to a custom beveled glass front door and step into a bright, modern interior. The home features wood laminate flooring throughout (no carpet), crown molding, recessed lighting, and a fresh grey-and-white color palette.

The open-concept great room invites you in with a cozy fireplace and a dedicated dining area. The adjacent kitchen boasts diamond-pattern travertine tile flooring, abundant maple cabinetry, a sunny window seat, and updated appliances including a 4-burner cooktop, built-in oven, microwave, stainless dishwasher, and sleek porcelain sink with a custom rack. A convenient pass-through connects the kitchen to the living space, making entertaining effortless. Just beyond is an indoor laundry area with washer, dryer, matching cabinetry for storage, and a side door to the long driveway side of the home.



The spacious primary suite overlooks the backyard paradise and features two closets, a ceiling fan, and a beautifully remodeled en-suite bathroom with a large custom-tiled walk-in shower and plenty of natural light. Two additional bedrooms, each with wood laminate flooring, ceiling fans, and plantation shutters, are served by an updated hall bathroom with a jetted tub/shower combo, tile flooring, and excellent storage.

Step outside and escape to your private resort-style backyard. A stunning, rock-trimmed heated pool and elevated spa are surrounded by stamped concrete, lush tropical landscaping, and multiple sitting areas—perfect for relaxing or entertaining. A covered patio off the family room connects seamlessly to this outdoor oasis.

The long, gated driveway leads to a detached 2-car garage, ideal for future ADU conversion—a popular option. A side gate adds easy access to the backyard.

Additional features include seller-owned solar (with payoff or assumable balance), ample off-street parking, and a stellar location. A rated "Birmingham Community Charter High School". Seller will consider a 2-1 buy down 1 point on your interest rate. Restrictions may apply.

Built in 1952

**Essential Information**

MLS® #	IV25128381
Price	\$859,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,246

Acres	0.15
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Michelle Carnley
Listing Office	COLDWELL BANKER ASSOC BRKR/MEN

## Community Information

Address	16918 Baltar Street
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

## Amenities

Utilities	Electricity Available, Electricity Connected, Natural Gas Available, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking Spaces	2
Parking	Door-Multi, Driveway, Garage, Garage Faces Side, Off Street, Paved, RV Access/Parking, RV Potential
# of Garages	2
Garages	Door-Multi, Driveway, Garage, Garage Faces Side, Off Street, Paved, RV Access/Parking, RV Potential
View	Neighborhood, Pool
Has Pool	Yes
Pool	Electric Heat, Heated, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Detection System

## Exterior

Exterior	Stucco, Drywall
Exterior Features	Lighting
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Sprinkler System, Yard, Cul-De-Sac, Landscaped, Rocks, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Value In Land, Walkstreet
Windows	Drapes, Plantation Shutters
Construction	Stucco, Drywall

Foundation	Permanent
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## Interior

Interior	Laminate, Tile
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Interior Features	Breakfast Bar, Ceiling Fan(s), Crown Molding, Granite Counters, Open Floorplan, Recessed Lighting, All Bedrooms Down, Main Level Primary, Bedroom on Main Level, Built-in Features, Primary Suite
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Appliances	Dishwasher, Disposal, Microwave, Electric Oven, Water Heater
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Heating	Central, Solar
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Cooling	Central Air
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Fireplace	Yes
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Fireplaces	Family Room
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# of Stories	1
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Stories	One
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## School Information

District	Los Angeles Unified
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Middle	Northridge
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High	Birmingham
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## Additional Information

Date Listed	July 11th, 2025
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Days on Market	52
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Zoning	LAR1
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Short Sale	N
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RE / Bank Owned	N
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