

\$1,199,000 - 7458 Balboa Boulevard, Lake Balboa

MLS® #P1-21940

\$1,199,000

4 Bedroom, 3.00 Bathroom, 2,366 sqft
Residential on 0 Acres

N/A, Lake Balboa,

This gorgeous 4 bedroom, 3 bath pool home, which was built in 1998 and extensively renovated in 2021, has been meticulously maintained by its original owners. Located on a nearly 10,000 sq ft lot in the heart of Lake Balboa, the house sits back from the street behind an automatic gate and privacy hedge. Bring all your family and friends, because the sizable front of the property includes a two-car attached garage with Tesla charger and additional gated paved parking for four more cars PLUS an RV. A formal living room with vaulted ceilings welcomes you inside the house, with a separate dedicated home office to your right. The heart of the home is the open concept kitchen, dining and family room with gas fireplace. No details were spared in the complete kitchen renovation, with a huge center island, farmhouse sink, Quartz countertops and tile backsplash. The stainless-steel appliances include a six-burner chef's range with hood, dual drawer fridge, trash compactor, wine fridge and recessed island microwave. There is even a built-in dog crate area with exterior access for small dog and cat lovers. Off a side hallway, you'll find the spacious primary bedroom, which features an ensuite bath with dual sinks, seamless glass shower and soaking tub. Two more secondary bedrooms and a full bath compete the east wing of the house. Stepping back through the family room, you'll enter a versatile flex space perfect for a game room, studio or gym. This room connects to the fourth



bedroom with attached bath, and all together they could easily be converted into a separate ADU space or mother-in-law suite. The back of the house opens onto the huge private backyard, showcasing a large grassy area, entertaining patio with Gazebo and sparking pool. Enjoy our indoor-outdoor California living while relaxing beneath your very own palm trees and enjoying the property's fresh oranges, limes, guavas and pomelos. The roof and HVAC system, including ducting, were replaced in 2021 and the house is powered by leased solar panels that significantly reduce your energy costs. Centrally located with easy access to all that LA has to offer, this immaculate home is move in ready and waiting for its next owner!

Built in 1998

Essential Information

MLS® #	P1-21940
Price	\$1,199,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,366
Acres	0.22
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Karin Carson
Listing Office	COMPASS

Community Information

Address	7458 Balboa Boulevard
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa

County	Los Angeles
Zip Code	91406

Amenities

Parking Spaces	6
Parking	RV Access/Parking
# of Garages	2
Garages	RV Access/Parking
View	None
Has Pool	Yes
Pool	In Ground, Fiberglass
Security	Security Gate

Interior

Interior	Vinyl, Wood
Appliances	SixBurnerStove, Dishwasher, Gas Range, Microwave, Refrigerator, Range Hood, Dryer, Washer
Heating	Central, High Efficiency
Cooling	Central Air, Heat Pump, High Efficiency
Fireplace	Yes
Fireplaces	Gas, Great Room
Stories	One

Additional Information

Date Listed	April 28th, 2025
Days on Market	30
Short Sale	N
RE / Bank Owned	N

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