

# **\$1,095,000 - 6613 Gaviota Avenue, Van Nuys**

MLS® #PF24224105

**\$1,095,000**

3 Bedroom, 3.00 Bathroom, 2,299 sqft

Residential on 0 Acres

N/A, Van Nuys,

Don't miss out on this immaculate, 3-bedroom, 3-bath home in Lake Balboa! Step through the double-door entry into a grand two-story foyer illuminated by a stunning glass chandelier. The open-concept layout seamlessly connects the living room to the dining area and kitchen. The home features laminate floors throughout most areas, fresh interior paint, and an updated kitchen equipped with a cooktop, double oven, and microwave. Additional highlights include a pantry, recessed lighting, quartz countertops, and a large garden window above the sink.

The family room boasts a cozy gas fireplace and soaring two-story ceilings, complete with a custom arc window allowing the home to fill with natural light. A separate living room offers ample space for entertaining. The spacious main suite features a large bedroom, walk-in closet, and an ensuite bathroom with double sinks, a walk in shower, and a separate soaking tub. Upstairs, are two more bedrooms and a full bath with double sinks. The side facing attached two-car garage features built-in storage cabinets. The backyard is surrounded by patios, with a charming gazebo in the corner offering ample shade. The meticulously maintained yard is adorned with mature plants and flowers, all kept vibrant by an automatic sprinkler system.



Built in 1991

## **Essential Information**

MLS® #	PF24224105
Price	\$1,095,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,299
Acres	0.17
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Christina Felix
Listing Office	Flyhomes

## Community Information

Address	6613 Gaviota Avenue
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

## Amenities

Utilities	Cable Available, Electricity Connected, Phone Available, Water Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	2
Parking	Garage, Garage Door Opener, Door-Single, Garage Faces Side
# of Garages	2
Garages	Garage, Garage Door Opener, Door-Single, Garage Faces Side
View	None
Pool	None

## Exterior

Lot Description	Sprinkler System, ZeroToOneUnitAcre
Windows	Blinds, Double Pane Windows, Screens
Roof	Composition
Foundation	Slab

## Interior

Interior	Tile, Laminate
Interior Features	Separate/Formal Dining Room, Granite Counters, High Ceilings, Two Story Ceilings, All Bedrooms Up, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Gas Water Heater, Microwave, Refrigerator, Disposal, Double Oven, Gas Cooktop
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	October 31st, 2024
Days on Market	112
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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