

\$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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