

# **\$899,000 - 16931 Gault Street, Lake Balboa**

MLS® #SB25217297

---

## **\$899,000**

3 Bedroom, 2.00 Bathroom, 1,383 sqft  
Residential on 0 Acres

N/A, Lake Balboa,

Experience the epitome of California living in this thoughtfully updated single-level home, where an open-concept design creates an immediate sense of space and connection. The heart of this home is an expansive great room where the living, dining, and kitchen areas blend into one cohesive space, perfect for both daily life and hosting gatherings.

This bright and airy central hub is bathed in natural light from all-new windows and flows effortlessly into the backyard, blurring the line between indoors and out. The updated kitchen is an entertainer's delight, featuring beautiful quartz countertops, white shaker cabinets, and a suite of stainless steel appliances, including a new refrigerator.

Step outside to your private backyard oasis, a true extension of your living space. The versatile yard offers a charming brick patio for al fresco dining and a large, flat lawn for play and relaxation.

Down the hall, the home features three generous bedrooms and two updated bathrooms, including a tranquil primary suite. An individual laundry room with a new washer and dryer and the home's classic hardwood floors add to the comfort and convenience.

With its prime Lake Balboa location, the best of the Valley is at your doorstep. Spend weekends exploring the sprawling Anthony C.



Beilenson Park, enjoying the pedal boats on the lake, the bike paths, or the tranquility of the renowned Japanese Garden. You are just minutes from the Balboa and Encino golf courses, as well as the vibrant shops and restaurants along Ventura Boulevard. With easy access to the 405 and 101 freeways, this move-in ready home offers the perfect blend of a peaceful neighborhood retreat and effortless city connection.

Built in 1949

**Essential Information**

MLS® #	SB25217297
Price	\$899,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,383
Acres	0.15
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow, Ranch, Traditional, Cape Cod, Cottage, Custom, Mid-Century Modern, Modern
Status	Closed
Listing Agent	Tamer Makeen
Listing Office	DOMO Real Estate

**Community Information**

Address	16931 Gault Street
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water
-----------	--

	Connected
Parking Spaces	4
Parking	Concrete, Driveway, Garage, Garage Door Opener, Door-Single, Garage Faces Front, Paved
# of Garages	2
Garages	Concrete, Driveway, Garage, Garage Door Opener, Door-Single, Garage Faces Front, Paved
View	Neighborhood
Pool	None

## Exterior

Exterior	Stucco
Lot Description	Front Yard, Level, Sprinkler System, Back Yard, Garden, Lawn, Near Park, Rectangular Lot, Sprinklers In Front, Sprinklers In Rear, Street Level, Yard, ZeroToOneUnitAcre
Roof	Shingle
Construction	Stucco
Foundation	Slab

## Interior

Interior	Tile, Wood
Interior Features	Ceiling Fan(s), Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Stone Counters
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

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

## Additional Information

Date Listed	September 14th, 2025
Days on Market	10
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 12th, 2026 at 8:26pm PST.  
This information is for your personal, non-commercial use and may not be used for any purpose other than to identify

prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.