

\$889,999 - 15811 Marlin Place, Lake Balboa

MLS® #SR24211493

\$889,999

3 Bedroom, 2.00 Bathroom, 1,345 sqft
Residential on 0 Acres

N/A, Lake Balboa,

NEW PRICE This wonderful home is nestled in a fantastic Lake Balboa neighborhood, and as soon as you lay your eyes on it youâ€™ll immediately recognize the ownerâ€™s true â€œPride-Of-Ownership.â€• Here are just a few of its many other fine features:

Its freshly seeded lawn, swaying palm trees, custom stone planters, and complementary paint scheme enhance its eye-catching curb appeal. Youâ€™ll step into a flowing 1,345 square foot floor plan that is in â€œMove-In-Conditionâ€• with hardwood and laminate flooring. The spacious living room is bathed in natural light by a large picture window, and has a gas-burning fireplace with custom finished hearth. The familyâ€™s cook will appreciate the kitchenâ€™s abundant cabinets, ample counters, built-in appliances, and the convenience of the large adjoining formal dining room with contemporary pendant chandelier. 3 spacious bedrooms. 1Â¾ bathrooms. Functionally located laundry room with ample storage and direct backyard access. Energy efficient dual pane windows will help keep your utility bills low and the interior very quiet. Central heat & air for year-round comfort. Youâ€™re going to enjoy the backyardâ€™s large lush lawn, covered entertainerâ€™s patio, and roomy open patio thatâ€™s perfect for barbecuing. Plenty of secure off street parking on the long



concrete driveway and in the 2 car detached garage with automatic opener. All of this sits on a large 8,907 square foot lot that is close to schools, shopping, grocery stores, the 405 freeway, and Lake Balboa Park with its boating lake, golf course, off leash dog park, and comprehensive sport facilities and activities. Call now for all the details and Iâ€™ll gladly arrange a private tour

Built in 1948

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | SR24211493 |
| Price | \$889,999 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Square Footage | 1,345 |
| Acres | 0.20 |
| Year Built | 1948 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Traditional |
| Status | Closed |
| Listing Agent | Nelson Rodriguez |
| Listing Office | Park Regency Realty |

Community Information

| | |
|-------------|--------------------|
| Address | 15811 Marlin Place |
| Area | LKBL - Lake Balboa |
| Subdivision | N/A |
| City | Lake Balboa |
| County | Los Angeles |
| Zip Code | 91406 |

Amenities

| | |
|-----------|---|
| Utilities | Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available |
|-----------|---|

| | |
|----------------|-------------------------------------|
| Parking Spaces | 2 |
| Parking | Driveway, Garage, RV Access/Parking |
| # of Garages | 2 |
| Garages | Driveway, Garage, RV Access/Parking |
| View | None |
| Pool | None |

Exterior

| | |
|-----------------|--|
| Exterior | Copper Plumbing, Stucco |
| Lot Description | Rectangular Lot, Sprinklers In Front, Sprinklers In Rear |
| Windows | Double Pane Windows |
| Roof | Shingle |
| Construction | Copper Plumbing, Stucco |
| Foundation | Raised |

Interior

| | |
|-------------------|--|
| Interior | Laminate, Wood |
| Interior Features | Ceiling Fan(s), All Bedrooms Down, Granite Counters, Recessed Lighting |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Gas, Living Room |
| # of Stories | 1 |
| Stories | One |

School Information

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|----------|---------------------|
| District | Los Angeles Unified |
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Additional Information

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|-----------------|---------------------|
| Date Listed | December 23rd, 2024 |
| Days on Market | 64 |
| Zoning | LAR1 |
| Short Sale | N |
| RE / Bank Owned | N |

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