

\$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 you'll immediately recognize the owner's true "Pride-Of-Ownership." 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. You'll step into a flowing 1,345 square foot floor plan that is in "Move-In-Condition" 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 family's cook will appreciate the kitchen'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. 1 3/4 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. You're going to enjoy the backyard's large lush lawn, covered entertainer's patio, and roomy open patio that'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 I'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
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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

District	Los Angeles Unified
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Additional Information

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

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