

\$1,150,000 - 15754 Gault Street, Van Nuys

MLS® #SR24241425

\$1,150,000

3 Bedroom, 2.00 Bathroom, 1,926 sqft
Residential on 0 Acres

N/A, Van Nuys,

A Must See!!! This Unbelievably Charming Single-Story Home is Nestled on A Tree-Lined Street, Offering Over a Quarter-Acre of Prime Real Estate in the Highly Sought-After Lake Balboa Neighborhood. Completely Remodeled with No Expense Spared! Boasting 3 Bedrooms and 2 Bathrooms, This Home is Brimming with Character and Style. The Extensive Remodel Includes a Beautifully Open Floor Plan, Highlighted by a Double-Sided Fireplace, Designer Bathrooms with Custom Tile Work, as well as a Kitchen with Cozy Breakfast Nook. The Chef's Kitchen Features Brand-New Quartz Countertops, Custom Cabinetry, High-End Stainless-Steel Appliances, And Stunning New Flooring. Additional Upgrades Include New Windows, Tankless Water Heater, Nest Thermostat, Designer Fixtures, New Toilets, Fresh Interior and Exterior Paint, Recessed LED Can Lighting, New Baseboards, Hardware as well as New Paneled Walls in Living Room. The Home Also Showcases New Landscaping, Adding to its Curb Appeal. For Those Who Love to Entertain, The Extensive Covered Patio Space Offers the Perfect Setting for Evening Gatherings or Relaxing Outdoors. With No HOA Fees and No Mello Rose, This Spacious Property Offers Endless Possibilities, Including Room for an ADU, Pool, or RV Access. Ideally Located near Lake Balboa Park, Van Nuys/Woodley Lakes Golf Course, The Encino Farmers Market, Excellent Local School, and Within Easy Reach of



Shopping and Freeways, this Home Lets you
Experience the best of Lake Balboa Living.
This Home Wonâ€™t Last â€“ Donâ€™t Miss
Out on this Rare Opportunity!

Built in 1948

Essential Information

MLS® #	SR24241425
Price	\$1,150,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,926
Acres	0.27
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Casey Johnson
Listing Office	CJ3 Realty

Community Information

Address	15754 Gault Street
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

Amenities

Parking Spaces	2
# of Garages	2
View	Neighborhood
Pool	None

Exterior

Lot Description	Sprinklers In Rear, Sprinklers In Front, Level, Rectangular Lot, Sprinkler System
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Interior

Interior Features	All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	November 27th, 2024
Days on Market	36
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

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