

\$825,000 - 7461 Leescott Avenue, Van Nuys

MLS® #SR24254757

\$825,000

3 Bedroom, 3.00 Bathroom, 1,758 sqft
Residential on 0 Acres

N/A, Van Nuys,

FIXER, FIXER, FIXER - This fixer-upper home, nestled in a prime location close to modern amenities, offers 3 bedrooms and 3 bathrooms with 1750+ sq. ft., blending potential and practicality for those ready-to-transform spaces. Situated in a vibrant neighborhood near schools, shopping centers, cozy caf  s, and essential services, it is ideal for anyone seeking central convenience. Though updates are needed to unlock its full potential, key upgrades have already enhanced its value. The recently refurbished swimming pool stands out as a sparkling centerpiece in the spacious backyard, surrounded by lemon trees and low-maintenance greenery. An attached convenient outdoor quarter bathroom accommodates pool guests, making the space perfect for summer gatherings. The home also boasts a new roof outfitted with high-efficiency solar panels and an upgraded HVAC system for reliable comfort. Inside, natural light fills the living room, highlighting a charming fireplace with a solid wood mantel that sets the stage for cozy nights. The kitchen offers a blank canvas ready to be modernized to match your style and vision. Adjacent to the kitchen, is a bonus room that serves as an ideal TV or family room to relax in. The generously sized bedrooms each present unique possibilities: the private upstairs primary suite includes an en-suite bathroom and a separate large walk-in closet, while the two downstairs bedrooms are versatile for use as guest



rooms, home offices, or hobby spaces. The three bathrooms await a refresh, offering the chance to combine functionality with aesthetics. The exterior is equally inviting, with a mature tree framing the front yard and a driveway leading to an attached garage, which could serve as a workshop or additional storage. The backyard is a highlight, featuring the updated pool and ample space for a garden. Fencing around the yard ensures privacy and security, creating an ideal outdoor haven. Beyond its tangible features, this home's location is unparalleled. It offers an exceptional opportunity for experienced renovators or anyone seeking to craft a unique space. More than just a house, this fixer-upper is a gateway to endless possibilities and a smart investment opportunity.

Built in 1951

Essential Information

MLS® #	SR24254757
Price	\$825,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	1,758
Acres	0.15
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Jean Sehic
Listing Office	Century 21 Real Estate Alliance

Community Information

Address	7461 Leescott Avenue
Area	VN - Van Nuys

Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Direct Access, Driveway Level, Driveway, Garage Faces Front, Garage, On Street
# of Garages	1
Garages	Direct Access, Driveway Level, Driveway, Garage Faces Front, Garage, On Street
View	Neighborhood
Has Pool	Yes
Pool	Fenced, Gunite, In Ground, Private

Exterior

Exterior	Drywall, Frame, Stucco
Exterior Features	Awning(s), Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Level, Near Public Transit, Rectangular Lot, Yard
Windows	Blinds
Roof	Composition
Construction	Drywall, Frame, Stucco
Foundation	Combination

Interior

Interior	Carpet, Laminate, Vinyl, Wood
Interior Features	Built-in Features, Brick Walls, Laminate Counters, Storage, Unfinished Walls
Appliances	Free-Standing Range, Water To Refrigerator, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	Two

School Information

District Los Angeles Unified

Additional Information

Date Listed December 27th, 2024
Zoning LAR1
Short Sale N
RE / Bank Owned N

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