

# \$825,000 - 7501 Balboa Boulevard, Van Nuys

MLS® #SR25009890

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## \$825,000

3 Bedroom, 2.00 Bathroom, 1,181 sqft

Residential on 0 Acres

N/A, Van Nuys,

Uniquely gated home with a huge front yard for parking or family events. This beautiful home is located in the prestigious neighborhood of Lake Balboa! This charming 3-bedroom, 2 bath residential is situated in a spacious 6,756 lot and offers the perfect for family events and parties. Also included is the ADU Unit garage (unpermitted) that includes a full kitchen area, bedroom and full bath. Its greatly built and has a spacious room to fix two King size beds! Located minutes from parks, schools, dining and shopping this place truly has it all. Don't miss your chance at this extraordinary place!



Built in 1950

## Essential Information

MLS® #	SR25009890
Price	\$825,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,181
Acres	0.16
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Juan Rubio Valdez

Listing Office          Rodeo Realty

## Community Information

Address                  7501 Balboa Boulevard  
Area                      VN - Van Nuys  
Subdivision            N/A  
City                       Van Nuys  
County                   Los Angeles  
Zip Code                91406

## Amenities

Utilities                Natural Gas Connected, Water Available, Water Connected, Natural Gas Available, Phone Available, Sewer Not Available  
Parking                 Concrete, Guarded  
Garages                Concrete, Guarded  
View                    None  
Pool                     None  
Security                Security Guard

## Exterior

Exterior                Drywall, Stucco, Asphalt, Concrete, Frame, Glass  
Lot Description        Front Yard, Garden, Sprinklers In Rear, Sprinklers In Front, Lawn, Yard  
Roof                    Asphalt  
Construction          Drywall, Stucco, Asphalt, Concrete, Frame, Glass  
Foundation            Concrete Perimeter

## Interior

Interior                Wood  
Interior Features      Eat-in Kitchen  
Appliances            Gas Oven  
Heating                Wall Furnace  
Cooling                None  
Fireplace              Yes  
Fireplaces             Living Room, Wood Burning  
# of Stories            1  
Stories                 One

## School Information

District                Lake

High

Birmingham

Additional Information

Date Listed	December 20th, 2024
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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