

# \$1,149,999 - 17642 Lemay Street, Lake Balboa

MLS® #SR25017307

**\$1,149,999**

4 Bedroom, 3.00 Bathroom, 1,757 sqft

Residential on 0 Acres

N/A, Lake Balboa,

Welcome to ultra-hot Lake Balboa, just blocks away from Encino! This is a timeless property with all the right finishes inside and out. The house features four bedrooms and three full bathrooms - a unique floor plan with the benefit of TWO EN-SUITES. The living room with the vaulted ceilings will awe you the moment you step in! The floor plan is very inviting with a ton of natural light and complemented to the kitchen with its open space. The designer custom kitchen is the heart of the house - the kitchen island is perfectly in place to entertain and just enjoy the day to day with family. The three full bathrooms are very unique in their own way, tastefully done to complement the timeless look of the house. There's a ton of street parking, driveway parking, and a detached two car garage that can easily be converted to an ADU. The backyard has a pergola to enjoy during the gorgeous Southern California weather, the garage is drywall finished with electricity so it can be used as a rec-room or office space. Along with it all you get double pane windows, copper plumbing, 220amp panel with solar panels, central air conditioning/heating, recess lighting, and romex electrical wiring. Best of all is the prime location; borderline Encino - steps away Lake Balboa Park, Japanese Garden, Encino Farmers Market, golf courses, Metro, and Ventura Blvd entertainment. EASY TO SHOW ANYTIME! This is a great property fully remodeled with pride, do not miss out!



Built in 1950

## Essential Information

MLS® #	SR25017307
Price	\$1,149,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,757
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Angel Nova
Listing Office	Global Premier Properties, Inc.

## Community Information

Address	17642 Lemay Street
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

## Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	5
Parking	Driveway, Garage, Driveway Level
# of Garages	2
Garages	Driveway, Garage, Driveway Level
View	None
Pool	None

## Exterior

Exterior	Copper Plumbing, Stucco
Exterior Features	Rain Gutters
Lot Description	Sprinkler System, Street Level, Walkstreet, Yard
Windows	Double Pane Windows

Construction	Copper Plumbing, Stucco
Foundation	Raised

## Interior

Interior	Tile, Vinyl
Interior Features	Separate/Formal Dining Room, High Ceilings, All Bedrooms Down, Walk-In Closet(s), Bedroom on Main Level, Eat-in Kitchen, Main Level Primary, Multiple Primary Suites, Open Floorplan, Primary Suite, Quartz Counters
Appliances	Dishwasher, Gas Range
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	January 23rd, 2025
Days on Market	3
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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