

# **\$1,135,000 - 7461 Leescott Avenue, Lake Balboa**

MLS® #SR25037568

**\$1,135,000**

4 Bedroom, 3.00 Bathroom, 1,758 sqft

Residential on 0 Acres

N/A, Lake Balboa,

Welcome to 7461 Leescott Ave., a truly unique luxury pool home located in the heart of Lake Balboa. This beautifully redesigned residence features exquisite designer finishes throughout. Upon entering the foyer, you'll be greeted by a striking new fireplace and mantle that serves as the focal point of the spacious living room, which opens up to an entertainer's dream yard. At the heart of the home, the stylish kitchen seamlessly combines form and function, featuring double pantries, stainless steel appliances, shaker-style cabinetry, a breakfast bar, wine fridge, and much more. The formal dining room, which flows directly onto the patio, is versatile enough to serve as an additional family room or a formal dining area. The upstairs primary suite offers a serene retreat, overlooking the tree-lined street. It includes a luxurious en-suite bathroom with a large shower, freestanding tub, and dual vanity. An additional upstairs bedroom is perfect for a nursery or home office. On the main level, you'll find two spacious bedrooms with a shared hall bathroom. Step outside to the backyard, a private oasis complete with a generous patio, lush grass area, mature fruit trees, and a sparkling swimming pool. Escape to comfort and convenience with a stylish outdoor bathroom by the pool. Whether you're hosting a pool party or enjoying a quiet afternoon swim, this bathroom adds the perfect touch of luxury and practicality to your outdoor oasis. Thoughtfully updated with



recessed lighting, new flooring, fresh doors, a renovated kitchen and bathrooms, new sliding doors, new appliances, and a finished garage, this home has been meticulously cared for. Plus, with paid-off solar panels, this home offers everything a buyer could desire!

Built in 1951

## Essential Information

MLS® #	SR25037568
Price	\$1,135,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,758
Acres	0.15
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Tamara Tambe
Listing Office	Pinnacle Estate Properties, Inc.

## Community Information

Address	7461 Leescott Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

## Amenities

Parking Spaces	1
Parking	Concrete, Garage, Direct Access, Garage Faces Front
# of Garages	1
Garages	Concrete, Garage, Direct Access, Garage Faces Front
View	None

Has Pool	Yes
Pool	In Ground, Private

## Exterior

Exterior	Stucco, Wood Siding
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Yard
Roof	Composition
Construction	Stucco, Wood Siding
Foundation	Raised

## Interior

Interior	Vinyl
Interior Features	Breakfast Area, Open Floorplan, Primary Suite, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Gas Range, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	February 21st, 2025
Days on Market	4
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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