

# **\$949,000 - 15744 Gault Street, Lake Balboa**

MLS® #SR25046717

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## **\$949,000**

3 Bedroom, 2.00 Bathroom, 1,573 sqft  
Residential on 0 Acres

N/A, Lake Balboa,

Welcome to this spacious charmer, nestled on an expansive 11,882 sqft lot in one of the most desired neighborhoods of Lake Balboa! This sprawling oasis features a sparkling Pool, poolside screen house, and lush greenery throughout; offering the perfect blend of comfort and outdoor living. Step inside to discover a home full of character and attention to detail. Highlights include hardwood floors hidden beneath most of the carpet, peg-and-groove wood flooring in the Dining Room, and wainscoting adding classic elegance to various rooms throughout. The Living Room is adorned with crown molding and a cozy fireplace, creating a warm and inviting atmosphere. The Family Room features tall wood beam ceilings, a built-in brick indoor grill, and French doors opening to the Backyard offering seamless indoor-outdoor flow. This thoughtfully designed home boasts three spacious Bedrooms with En-Suite Bathroom access. The Kitchen is equipped with a stainless-steel dishwasher and stove, blending modern convenience with timeless charm. Adjacent to the Kitchen is a dedicated Laundry Room as well as a lovely Garden providing the perfect space for fresh herbs or a morning retreat. Upgrades include a new roof (February 2024), new main sewer line (April 2024), and new attic insulation (2023). The pool is equipped with a heater, making it enjoyable year-round. With ample space to build an ADU, this property offers tremendous potential for additional living space or rental



income. Conveniently located just minutes from Ventura Blvd, the 101 & 405 freeways, and all the top-tier shopping, dining, and parks Lake Balboa has to offer. Plus, only a short drive to the Van Nuys Flyaway Bus Terminal—providing easy access to LAX!

Built in 1948

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | SR25046717              |
| Price          | \$949,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,573                   |
| Acres          | 0.27                    |
| Year Built     | 1948                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Kevin Litinsky          |
| Listing Office | Rodeo Realty            |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 15744 Gault Street |
| Area        | LKBL - Lake Balboa |
| Subdivision | N/A                |
| City        | Lake Balboa        |
| County      | Los Angeles        |
| Zip Code    | 91406              |

**Amenities**

|                |        |
|----------------|--------|
| Parking Spaces | 2      |
| Parking        | Garage |
| # of Garages   | 2      |
| Garages        | Garage |
| View           | None   |
| Has Pool       | Yes    |

|      |                            |
|------|----------------------------|
| Pool | Heated, In Ground, Private |
|------|----------------------------|

## Exterior

|                 |            |
|-----------------|------------|
| Lot Description | Front Yard |
|-----------------|------------|

## Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | Separate/Formal Dining Room, Main Level Primary |
|-------------------|-------------------------------------------------|

|         |         |
|---------|---------|
| Heating | Central |
|---------|---------|

|         |                     |
|---------|---------------------|
| Cooling | Wall/Window Unit(s) |
|---------|---------------------|

|           |     |
|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

|            |             |
|------------|-------------|
| Fireplaces | Living Room |
|------------|-------------|

|              |   |
|--------------|---|
| # of Stories | 1 |
|--------------|---|

|         |     |
|---------|-----|
| Stories | One |
|---------|-----|

## School Information

|          |                     |
|----------|---------------------|
| District | Los Angeles Unified |
|----------|---------------------|

## Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | March 5th, 2025 |
|-------------|-----------------|

|                |   |
|----------------|---|
| Days on Market | 9 |
|----------------|---|

|        |        |
|--------|--------|
| Zoning | LARE11 |
|--------|--------|

|            |   |
|------------|---|
| Short Sale | N |
|------------|---|

|                 |   |
|-----------------|---|
| RE / Bank Owned | N |
|-----------------|---|

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