

# \$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 Terminalâ€”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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