

# \$898,000 - 7008 Colbath Avenue, Van Nuys

MLS® #SR25067393

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## \$898,000

3 Bedroom, 2.00 Bathroom, 1,296 sqft  
Residential on 0 Acres

N/A, Van Nuys,

Discover this beautifully updated single-story home offering 3 beds + 2 baths 1,296 sq. ft. of living space on a spacious 6,168 sq. ft. lot. Save big with solar! Lower your energy costs with a fully installed solar system. Hardwood floors throughout and a cozy fireplace in the living room. Modern remodeled kitchen with granite countertops, sleek stainless-steel appliances (stove, dishwasher and wine cooler included!) Central HVAC with Nest thermostat for mobile control, plus ceiling fans & plantation shutters. Upgraded Outdoor Space â€” New turf in the front & backyard, a covered patio, fruit trees, and plenty of space to relax or entertain. Tankless water heater and an attached 2-car garage. Donâ€™t miss this incredible opportunity!



Built in 1953

## Essential Information

MLS® #	SR25067393
Price	\$898,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,296
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence

Style	Ranch
Status	Closed
Listing Agent	Rene Fuentes
Listing Office	Coldwell Banker Quality Properties

### **Community Information**

Address	7008 Colbath Avenue
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91405

### **Amenities**

Parking Spaces	2
Parking	Garage Faces Front
# of Garages	2
Garages	Garage Faces Front
View	Neighborhood
Pool	None

### **Exterior**

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre
Windows	Double Pane Windows
Roof	Shingle
Construction	Stucco
Foundation	Raised

### **Interior**

Interior	Tile, Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, All Bedrooms Down
Appliances	Dishwasher, Gas Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District Los Angeles Unified

## Additional Information

Date Listed March 27th, 2025

Days on Market 36

Zoning LAR1

Short Sale N

RE / Bank Owned N

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