

# \$2,995 - 7318 Leescott Avenue, Lake Balboa

MLS® #SR25085431

**\$2,995**

2 Bedroom, 2.00 Bathroom, 900 sqft

Residential Lease on 0 Acres

N/A, Lake Balboa,

Rent \$2,995/month + \$100/month for water and gas. Electricity is separately metered. Brand-new, fully equipped 2-bed, 2-bath ADU with its own address and laundry, located at the front of the property with direct street access on a quiet and truly desirable street. Light and bright home featuring central air and heat, double-pane windows, laminate flooring and recessed lighting throughout. The fully equipped kitchen offers brand-new stainless-steel appliances, quartz countertops and white shaker cabinetry. Upstairs laundry closet with brand-new full-size LG washer and dryer. A gated entry leads to the small private outdoor area and front door, opening to a well-designed and proportionally comfortable open floor plan. The first level features a spacious living room, dining area, open-concept kitchen, a large walk-in closet/storage under the stairs, and a  $\frac{3}{4}$  bathroom with a shower. Upstairs, you'll find a laundry closet, two well-sized bedrooms with large closets and windows overlooking the neighborhood, as well as another  $\frac{3}{4}$  bathroom with a shower. Excellent neighborhood and location, just 0.6 miles from Ralphs, Starbucks, Rite Aid, The UPS Store, and food outlets. The nearby Lake Balboa Park and smaller neighborhood parks offer endless outdoor activities. Easy access to the 101 and 405 FWYs. Verifiable income, good credit, and a background check are required. Do not disturb occupants.



## Essential Information

MLS® #	SR25085431
Price	\$2,995
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	900
Acres	0.02
Year Built	2025
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Arthur Aslanian
Listing Office	Berkshire Hathaway HomeServices California Properties

## Community Information

Address	7318 Leescott Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Gas, Water
Parking	None
Garages	None
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco, Copper Plumbing
Exterior Features	Lighting
Lot Description	Landscaped, Near Park, Near Public Transit, Walkstreet

Roof	Shingle
Construction	Stucco, Copper Plumbing
Foundation	Slab

## Interior

Interior	Tile, Laminate
Interior Features	Open Floorplan, Quartz Counters, All Bedrooms Up, Recessed Lighting
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Tankless Water Heater, Dryer, Refrigerator, Washer
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	April 19th, 2025
Days on Market	103
Short Sale	N
RE / Bank Owned	N

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