

# \$969,000 - 17532 Hamlin Street, Lake Balboa

MLS® #SR25147811

**\$969,000**

3 Bedroom, 1.00 Bathroom, 1,233 sqft

Residential on 0 Acres

N/A, Lake Balboa,

\*\*\*\*\*THIS PROPERTY QUALIFIES FOR SPECIAL LOAN PROGRAM UNDER 6% INTEREST RATE!\*\*\*\*\* Extensively remodeled Lake Balboa pool home. Beautiful NEW open concept kitchen with eat at peninsula. Loads of solid wood white Shaker styled cabinets with soft close door and drawers. Smooth surface Quartz counter tops with matching back splash. 36 inch cast iron farm sink. NEW stainless steel appliances (Refrigerator, gas range, built-in microwave, wine/beverage refrigerator, dishwasher & stackable washer/dryer). Additional features include: NEW composition shingle roof (complete tear-off). NEW low e vinyl windows throughout. NEW central refrigerated air conditioning & heat. NEW Navian tankless water heater. NEW mirrored wardrobe closet doors. NEW electrical (complete re-wire). NEW 200 amp electrical service panel. NEW recessed lighting throughout. NEW solid core interior doors/jambs. NEW exterior doors. NEW base boards. NEW luxury vinyl flooring. NEW remodeled ceramic tiled bathroom. NEW custom tub/shower enclosure. NEW sectional roll-up garage door with NEW auto opener. NEW ceramic tiled front and rear steps. Low maintenance rear yard with sparkling replastered pool (2021) plenty of room for expansion. NEW vinyl privacy fencing/gates. Walk to three schools, Orange line & off leash dog park. Close to 101 and 405 freeways and Lake Balboa park. 5 minute drive to Trader Joes and Ventura Blvd. Ideal central location.



Built in 1950

## Essential Information

MLS® #	SR25147811
Price	\$969,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,233
Acres	0.15
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Steve Neuman
Listing Office	Park Regency Realty

## Community Information

Address	17532 Hamlin Street
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

## Amenities

Utilities	Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage, Garage Door Opener
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener
View	None
Has Pool	Yes
Pool	In Ground, Private, Diving Board, Gunite

## Exterior

Exterior	Copper Plumbing
Lot Description	Sprinklers In Front, Rectangular Lot, Street Level, Sprinklers Manual

Windows	Low Emissivity Windows
Roof	Composition, Shingle
Construction	Copper Plumbing
Foundation	Raised

## Interior

Interior	Tile, Vinyl
Interior Features	Breakfast Bar, Recessed Lighting, All Bedrooms Down, Quartz Counters
Appliances	Dishwasher, Disposal, Gas Oven, Refrigerator, Tankless Water Heater, Water To Refrigerator
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
High	Birmingham

## Additional Information

Date Listed	July 9th, 2025
Days on Market	15
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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