

\$1,399,000 - 7307 Forbe Avenue, Lake Balboa

MLS® #SR25165225

\$1,399,000

3 Bedroom, 4.00 Bathroom, 2,455 sqft

Residential on 0 Acres

N/A, Lake Balboa,

Welcome to this extensively remodeled modern home in the heart of Lake Balboa, offering 2,455 sq ft of stylish living space on an expansive 11,250 sq ft lot. Thoughtfully redesigned with a contemporary open-concept floor plan. The home is filled with natural light through out... all-new California Deluxe Low-E windows / sliding glass doors. The stunning kitchen boasts an impressive eat-in center island, tons of cabinet storage, new stainless steel appliances...Janska 36 inch gas oven with matching range hood, Samsung fridge with water dispenser, Samsung built-in oven with built-in microwave. Adjacent to the kitchen is a large walk-in pantry with shelves and cabinets for storage. The family room has tall arched ceilings for a spacious & airy feel, a dramatic 12-foot sliding glass door, A œœbar areaœœ with a built-in wine cooler. This home features two in-suite bathrooms, one of them being the primary with tall arched ceilings, a spacious walk-in closet with plenty of storage, a huge walking shower and a soak-in tub. Additional upgrades include a freshly tiled fireplace in the family room & living room, brand-new bathrooms, new baseboards, new matte black doors, new door jambs, door casings, new matte black door hardware & all-new recessed lighting throughout the entire home. Additional features include: All-new electrical (complete re-wire), new sub panel, new Navien 199 BTU tankless water heater, copper plumbing, newer comp shingle roof (2023) new attic insulation, newer HVAC



(2023), new ducting, new NEST thermostat and paid off newer solar (2023). Youâ€™ll also find a fully drywalled/finished garage with recessed lighting, new garage door with new automatic opener. Enjoy ultimate privacy with new 6-foot vinyl side fencing and 8-foot rear fencing, plenty of room for expansion or a pool, plus a convenient half-circle driveway for easy access and ample parking. The house has a freshly painted interior and exterior with matte black accents throughout. The lush landscaping is supported by a brand-new sprinkler system, creating a beautiful and functional outdoor space. Located within walking distance of In-N-Out Burger and just minutes from freeway access, this turnkey home blends modern design with everyday convenience.

Built in 1947

Essential Information

MLS® #	SR25165225
Price	\$1,399,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	2,455
Acres	0.26
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	Steve Neuman
Listing Office	Park Regency Realty

Community Information

Address	7307 Forbe 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
Parking Spaces	2
Parking	Direct Access, Garage, Garage Door Opener, Gated, Circular Driveway, Electric Vehicle Charging Station(s)
# of Garages	2
Garages	Direct Access, Garage, Garage Door Opener, Gated, Circular Driveway, Electric Vehicle Charging Station(s)
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Drywall, Stucco, Copper Plumbing, Ducts Professionally Air-Sealed, Plaster
Lot Description	Sprinklers In Rear, Sprinkler System, Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Sprinklers In Front, Sprinklers Timer, Street Level
Windows	Double Pane Windows, Low Emissivity Windows, Screens
Roof	Shingle, Composition
Construction	Drywall, Stucco, Copper Plumbing, Ducts Professionally Air-Sealed, Plaster
Foundation	Raised

Interior

Interior	Tile, Vinyl
Interior Features	Pantry, Quartz Counters, All Bedrooms Down, Walk-In Pantry, Walk-In Closet(s), Breakfast Bar, Open Floorplan, Recessed Lighting
Appliances	Dishwasher, Disposal, Gas Water Heater, Microwave, Range Hood, Electric Water Heater, Gas Oven, SixBurnerStove, Tankless Water Heater, Vented Exhaust Fan, Water To Refrigerator
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air, Gas
Fireplace	Yes
Fireplaces	Family Room, Living Room, Wood Burning, Gas Starter
# of Stories	1
Stories	One

School Information

District Los Angeles Unified

Additional Information

Date Listed July 23rd, 2025
Days on Market 14
Zoning LAR1
Short Sale N
RE / Bank Owned N

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