

# \$1,100,000 - 16600 Gilmore Street, Lake Balboa

MLS® #SR25260148

**\$1,100,000**

4 Bedroom, 2.00 Bathroom, 1,876 sqft

Residential on 0 Acres

N/A, Lake Balboa,

This picture-perfect home sits in one of Lake Balboa's most sought-after pockets, offering warmth, charm, and beautifully curated updates throughout. The inviting curb appeal sets the tone, leading into a light-filled, partially open-concept living area with refinished original hardwood floors, a cozy fireplace, and an adjacent dining room. The showstopping kitchen is remodeled in 2020 and is truly exceptional for this price point, featuring high-end custom cabinetry, stainless steel appliances, and an oversized quartzite-topped peninsula ideal for cooking, gathering, or entertaining. Just off the kitchen is a spacious family room anchored by a unique atrium that provides the center of the home with natural light. Thoughtful bedroom separation includes generously sized rooms and a large primary suite with its own en-suite bath and sliding doors that open directly to the backyard. Outside, twenty-five-foot Cypress trees create a private, serene backdrop perfect for relaxation or play. Significant upgrades include a newer 40-year roof, tankless water heater, newer 5-ton HVAC, 200-amp electrical panel, and a newly retrofitted foundation providing peace of mind for years to come. With close proximity to the 101 and 405, Lake Balboa Park, the Encino Farmers Market, a local dog park, multiple golf courses, and Mikas Tennis & Pickleball Academy, this home checks all the boxes.



Built in 1951

## Essential Information

MLS® #	SR25260148
Price	\$1,100,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Square Footage	1,876
Acres	0.14
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Stefanie Kahn
Listing Office	Sotheby's International Realty

## Community Information

Address	16600 Gilmore Street
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

## Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage, Side By Side
# of Garages	2
Garages	Garage, Side By Side
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s)

## Exterior

Exterior	Copper Plumbing, Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Sprinklers In Front, Sprinklers In Rear, Sprinklers

	Timer
Windows	Atrium, Double Pane Windows, Screens
Roof	Composition
Construction	Copper Plumbing, Stucco

## Interior

Interior	Carpet, Wood, Stone
Interior Features	All Bedrooms Down, Atrium, Built-in Features, Ceiling Fan(s), Crown Molding, Instant Hot Water, Main Level Primary, Open Floorplan
Appliances	Gas Oven, Gas Range, Refrigerator, Convection Oven, Dishwasher, Gas Cooktop, Microwave, Tankless Water Heater, Water To Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	November 13th, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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