

\$435,000 - 7311 Kester Avenue # 11, Van Nuys

MLS® #TR25104918

\$435,000

2 Bedroom, 3.00 Bathroom, 1,127 sqft
Residential on 1 Acres

N/A, Van Nuys,

New pricing reflects an opportunity for instant equity for the next owner, comparing to \$550,000 dollars sold in the same complex. Cash purchase is preferred due to the ongoing HOA litigation.

A Tri-Level Townhouse in the Gated Kester Greens Community â€œ Only 14 Units!

Tucked away at the rear of the well-maintained and gated Kester Greens community, this light-filled tri-level townhouse offers both space and comfort in a quiet, exclusive settingâ€”with only 14 units in the entire community.

The main level features an open living room with a cozy fireplace that flows seamlessly to a large private patioâ€”ideal for indoor-outdoor living. The adjacent dining area connects conveniently to the kitchen, creating a functional layout for everyday living and entertaining.

Additional highlights include a direct-access two-car garage and a spacious laundry room on the ground floor. Upstairs, youâ€™™ll find two en-suite bedrooms, including a primary suite with a renovated bathroom featuring a custom travertine shower.

Community amenities include a large, well-kept swimming pool, a private HOA park with a childrenâ€™™s playground, and secure gated entryâ€”all within a close-knit,



low-density community of just 14 homes.

Built in 1980

Essential Information

MLS® #	TR25104918
Price	\$435,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,127
Acres	0.61
Year Built	1980
Type	Residential
Sub-Type	Townhouse
Style	Contemporary
Status	Closed
Listing Agent	Kenneth Tananan
Listing Office	Re/Max Top Producers

Community Information

Address	7311 Kester Avenue # 11
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91405

Amenities

Amenities	Barbecue, Playground, Pool
Utilities	Sewer Connected, Water Connected, Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Sewer Available, Water Available
Parking Spaces	2
Parking	Door-Single, Garage, Garage Door Opener, Garage Faces Rear, Gated
# of Garages	2
Garages	Door-Single, Garage, Garage Door Opener, Garage Faces Rear, Gated
View	None

Has Pool	Yes
Pool	Community, In Ground, Association
Security	Gated Community, Smoke Detector(s)

Exterior

Exterior	Stucco
Windows	Blinds, Screens
Construction	Stucco
Foundation	Slab

Interior

Interior Features	Balcony, All Bedrooms Up, Dressing Area, Separate/Formal Dining Room
Appliances	Dishwasher, Disposal, Convection Oven, Gas Cooktop, Gas Oven, Gas Range
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	Three Or More

School Information

District	Los Angeles Unified
Middle	Valley
High	Van Nuys

Additional Information

Date Listed	May 13th, 2025
Days on Market	67
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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