

# **\$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 — 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 setting—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 patio—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, you'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 children's playground, and secure gated entry—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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