

# Residential For Sale

2,455 Sqft - 7307 ForbeAvenue, Lake Balboa,  
California, 91406



## Basic Details

Status: **Active**

Listing Type: **For Sale**

Property Type: **Residential**

Property SubType: **Single Family Residence**

Price: **\$1,399,000**

Price Per Square Foot: **\$570**

Square Footage: **2,455 Sqft**

Lot Area: **0.26 Sqft**

Year Built: **1947**

View: **Mountain(s)**

Bedrooms: **3**

Bathrooms: **4**

Bathrooms (Full): **4**

Country: **US**

State: **California**

County: **Los Angeles**

City: **Lake Balboa**

Zipcode: **91406**

Listing ID: **SR25165225**

## Features

Association: **0**

Senior Community: **0**

✓ Common Walls: **2+ Common Walls**

Stories: **1**

✓ Community Features: **Street Lights, Curbs**

AttachedGarage : **1**

✓ Parking: **2.00**

✓ Parking: **Gated, Circular Driveway, Direct Garage Access, Garage Door Opener, Electric Vehicle Charging Station(s)**

Spa: **0**

✓ Fireplace: **Living room, Family room, Gas starter, Wood Burning**

✓ Lot Features: **Front Yard, Sprinkler System, Lot 10000-19999 Sqft, Landscaped, Level With Street, Rectangular Lot, Yard, Lawn, Sprinklers In Rear, Sprinklers In Front, Sprinklers Timer**

✓ Fence: **Wrought iron, Vinyl**

✓ Security:

		Carbon monoxide detector(s), Smoke Detector(s)
✓	Patio:	Front Porch, Tile
✓	Electric:	Electricity - On Property, Standard
Entry Level:		<b>1</b>
✓	Laundry:	Inside, Washer Hookup, Gas & Electric Dryer Hookup
✓	Room Type:	Family Room, Formal Entry, Living Room, Separate Family Room, Walk-in Closet, Kitchen, Laundry, Walk-in Pantry, All Bedrooms Down
✓	Roofing:	Composition, Shingle
✓	Flooring:	Tile, Vinyl
✓	Window Features:	Double Pane Windows, Low Emissivity Windows, Screens
✓	Entry Location:	Ground Level With Steps
✓	Property Condition:	Turnkey, Updated/remodeled, Additions/alterations
✓	Foundation Details:	Raised
✓	Interior Features:	Open Floorplan, Pantry, Recessed Lighting, Copper Plumbing Full, Quartz Counters
Main Level Bathrooms:		<b>4</b>
Main Level Bedrooms:		<b>3</b>
✓	Heating System:	Central, Forced air, natural gas
✓	Cooling System:	Gas, Central Air
✓	Utilities:	Sewer Connected, Water Connected, Electricity Connected, Natural Gas Connected

✓	Water Source:	Public
✓	Sewer:	Public Sewer
✓	Appliances:	Dishwasher, Disposal, 6 Burner Stove, Gas Water Heater, Microwave, Tankless Water Heater, Gas Oven, Range Hood, Water Line To Refrigerator, Vented Exhaust Fan, Electric Water Heater

## MLS Addon

Zoning:	LAR1	
Parcel Number:	2226030025	
Lot Size Square Feet:	11,254	
TaxAnnualAmount:	\$0	
✓ RoomKitchenFeatures:	Kitchen Island, Quartz Counters, Remodeled Kitchen, Self-closing Cabinet Doors, Self-closing Drawers, Walk-in Pantry	
✓ RoomBathroomFeatures:	Bathtub, Walk-in Shower, Exhaust Fan(s), Remodeled, Upgraded, Shower In Tub, Double Sinks In Bath(s), Low Flow Shower, Low Flow Toilet(s), Double Sinks In Primary Bath	
Garage Spaces:	2	
High School:	Arlington	
High School 2:	Arling	
Middle Or Junior School:	Miller	
High School District:	Los Angeles Unified	
Levels:	One	
✓ EatingArea:	Breakfast Counter / Bar	

Taxes:	\$0
Guest House SqFt:	0
Approx Lot SqFt:	0
<div>√ Special Listing Conditions:</div>	Standard

Agent [Info](#)

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