

# Residential For Sale

2,162 Sqft - 17048 ShermanWay, Lake Balboa,  
California, 91406



## Basic Details

Status:	Active
Listing Type:	For Sale
Property Type:	Residential
Property SubType:	Single Family Residence
Price:	\$1,159,000
Price Per Square Foot:	\$536
Square Footage:	2,162 Sqft
Lot Area:	0.22 Sqft
Year Built:	1952
View:	Mountain(s)
Bedrooms:	4
Bathrooms:	3
Bathrooms (Full):	3
Country:	US
State:	California
County:	Los Angeles
City:	Lake Balboa
Zipcode:	91406

## Features

✓ View:	Trees/woods
Association:	0
Senior Community:	0
✓ Common Walls:	No Common Walls
Stories:	1
✓ Community Features:	Sidewalks, Street Lights, Suburban, Park, Curbs, Dog Park, Biking, Lake
AttachedGarage :	0
✓ Parking:	2.00
✓ Parking:	Garage, Electric Vehicle Charging Station(s)
Spa:	0
✓ Fireplace:	Kitchen
✓ Lot Features:	Back Yard, Front Yard, 0-1 Unit/acre
✓ Fence:	Privacy
✓ Security:	Smoke Detector(s)
✓ Patio:	Deck

Listing ID:	BB25175561	
	✓ Inclusions:	Sold As Is
	Entry Level:	1
	✓ Laundry:	Dryer Included, Washer Included
	✓ Room Type:	All Bedrooms Down
	✓ Roofing:	Green roof
	✓ Window Features:	Triple Pane Windows
	✓ Entry Location:	Front And Back
	✓ Property Condition:	Additions/alterations
	✓ Interior Features:	Built-in Features, High Ceilings, Open Floorplan, Recessed Lighting, Cathedral Ceiling(s), Granite Counters, Living Room Deck Attached, Storage
	Main Level Bathrooms:	3
	Main Level Bedrooms:	4
	✓ Heating System:	Heat Pump, Central, natural gas, electric, Solar, Energy Star Qualified Equipment
	✓ Cooling System:	Electric, Central Air, Energy Star Qualified Equipment
	✓ Water Source:	See Remarks
	✓ Sewer:	Unknown, None
	✓ Appliances:	Dishwasher, Microwave, Refrigerator, Convection Oven, Gas Cooktop, High Efficiency Water Heater, Solar Hot Water, Energy Star Qualified Appliances

MLS [Addon](#)

Zoning:	LAR1
Parcel Number:	2227025010

Lot Size Square Feet:	9,421
✓ Exclusions:	Sold As Is
TaxAnnualAmount:	\$0
✓ RoomKitchenFeatures:	Kitchen Island, Pots & Pan Drawers, Quartz Counters, Remodeled Kitchen, Kitchen Open To Family Room
✓ RoomBathroomFeatures:	Bathtub, Walk-in Shower
Garage Spaces:	2
High School:	Arlington
High School 2:	Arling
Middle Or Junior School:	Miller
High School District:	Los Angeles Unified
Levels:	One
✓ EatingArea:	Dining Room, Breakfast Counter / Bar
Taxes:	\$0
✓ OtherStructures:	Storage
Guest House SqFt:	0
Approx Lot SqFt:	0
✓ Special Listing Conditions:	Standard

Agent [Info](#)



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