

# CHARMING OFF MARKET LISTING

LAKE BALBOA, CA 91406

**\$549,000** | 2 BEDS | 1 BATHROOMS | 2 CAR DETACHED GARAGE | 1040 SQUARE FEET



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For Instant Photos: Text 696765 To 415-877-1411



Located within a very desirable Lake Balboa neighborhood, this charming, 2 bedroom, 1 bathroom (plus den/bonus room), move in ready home, is ready for new owners. As you drive up, the picture-perfect curb appeal invites you in with a beautifully landscaped front yard, paver stone driveway and large covered porch, perfect for relaxing with that morning cup of coffee. Inside you will find character throughout with hardwood floors and crown molding, a light filled living room, formal dining room, generously sized bedrooms and a beautifully remodeled bathroom. The bonus room (could possibly be a 3rd bedroom) has built in shelving and French doors that open to the spacious entertainer's yard highlighted by a huge covered patio, large grassy area, and sparkling pool. Additionally, there is RV parking, a two car detached garage (potential ADU or guest unit) and central A/C and heating. Conveniently located to shopping, transportation and the highly rated Stagg Stre...

- Very Desirable Lake Balboa Neighborhood
- Great curb appeal
- 2 bedrooms / 1 bathroom
- 1,040 sq. ft. home / 7,201 sq. ft. lot
- Sparkling pool
- Detached 2 car garage
- RV parking



## AGENT INFORMATION



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## ABOUT KAREN KIKALO

Karen Kikalo is a real estate professional dedicated to providing superior service, industry expertise and a personal home buying and selling experience. She specializes in neighborhoods across the San Fernando and Santa Clarita Valleys and loves to work with a diverse collection of buyers and sellers, from first time home owners to real estate investors.

□ □ Disclaimer: All information deemed reliable but not guaranteed.