

## **17521 HAYNES ST. LAKE BALBOA 91406**

### **Neighborhood features:**

3 blocks from Encino Farmers Market, Sepulveda Basin Off- Leash Dog Park and Skate Park at the NW end of the Sepulveda Basin Recreation Area a 2,000 acre free public park and home to a network of trails, Lake Balboa, playgrounds, Balboa Sports Center, Japanese Garden, Zen meditation center/Tea House, Swan boats & bike rentals, golf courses, a model plane flying field, archery range, wildlife reserve and bike path loop connecting to the Orange Line Bike Path.

### **Location/commute features:**

2.5 mi to 405 freeway

1.2 mi to Highway 101

1.2 mi to Balboa Orange Line Metro Station

Easy freeway access to Topanga Beach, Santa Monica and West side communities, Hollywood, Downtown LA, and east to Ventura County

2.2 mi to restaurants and amenities on Ventura Blvd.

1.2 mi to Encino Trader Joe's and under 2 mi to Gelson's and Whole Foods

1 mi to local favorite Duckyard Coffee

Peaceful and quiet Magnolia Tree lined street

Center-of-pocket property with buffer streets along main boulevards

Close proximity to family-friendly Skyline Trampoline Park, Sherman Oaks Castle Park and many hiking trails (Marvin Braude Mulholland Gateway Park, O'Melveny Park). Blue Ribbon schools, charter, magnet and private schools nearby

**Vintage interior details preserved:**

Beveled, lacquered wood doors throughout. Refinished original Honey Oak wood floors throughout. Antique Colonial Revival brass door knobs & rosettes throughout, original kitchen pocket door, original window cornices, preserved 1950s bath tile

**Updates/upgrades and features:**

Ext paint and trim (2017) color scheme inspired by Post-War Era Colonial Revival American Dream homes of the San Fernando Valley

New "Cool Roof" on house and garage (Dec 2016, Jan 2017) New R38 bat whole attic insulation (March 2020)

Copper plumbing repipe (Fall, 2016)

New main water line (Fall, 2016)

House rewire (Fall, 2016)

New electrical panel upgrade, garage panel upgrade 220v (Fall, 2016)

New smooth skim coat and new durable paint throughout ceilings and walls and on kitchen cabinets (Jan 2017) Refurbished/refinished/sealed Honey Oak original hardwood floors throughout living space, foyer and bedrooms + new moulding (Fall, 2020)

New matte porcelain hex tiles in bath and period correct VCT flooring in kitchen (Fall, 2017)

New barn door to large storage closet in 3rd bedroom and from Utility room to kitchen (Fall, 2016)

Reglazed tub, new plumbing fixtures in kitchen/bath, new deep sink in utility room (Fall, 2016)

New Kohler and Toto lavatories (Fall, 2016)

New stainless pull-down kitchen faucet, garbage disposal, water filter (Fall (2016)

All new lighting fixtures throughout interior and exterior, new ceiling fans in bedrooms, LR and kitchen (Fall, 2016) Entertainer's patio surround complete with triangular shade sails Sparkling pool professionally maintained and cleaned year-round Pool Safety Vac-Alert system installed (2017)

Filter cleaning and new pool mastic (2020)

Shade sails installed in patio area (2018)

Custom horizontal redwood driveway gate and privacy fence enclosing side and back yards (2018)

Stucco wall finish east fence (2018)

Backyard is a lush, mature tropical paradise feat. towering 20+ ft. White Bird of Paradise, swaying King Palm, Banana palms, fountain grass, fragrant jasmine, pygmy palms and a peaceful cactus/rock garden complete with a giant Night Blooming Cereus and outdoor rinsing shower with climbing jasmine

Backyard irrigation timer, expanded irrigation, new plantings, outdoor rinsing shower, patio shade sails (2017)

Mature Fruitless Mulberry tree in front yard and Magnolia tree in parkway

Fully irrigated drought tolerant St. Augustine grass in front yard - new sprinkler main line installed (March 2020)

New front bed plantings: pygmy date palms, agapanthus and daylilies (March 2020) added to mature rose garden

**Appliances:**

Stainless Whirlpool refrigerator (2018), LG gas range with griddle (2016), LG dishwasher and above-the-range microwave (2016) SpeedQueen American-made Commercial Grade Heavy Duty Washer/Gas Dryer Stack (2016)

**Bonus space:**

Office/weight room/pool house/flex space (ADU potential) in garage conversion complete with raised ceiling, skylights, heating/ cooling, upgraded permitted electrical panel, rubber commercial grade flooring, sliding door overlooking pool (Jan 2017)