

# 17557 GILMORE STREET

LAKE BALBOA, CA 91406 | MLS #: SR25092511

**\$899,000** | 3 BEDS | 1 BATHROOMS | PLUS GUEST HOUSE CAR PARKING | 1143 SQUARE FEET

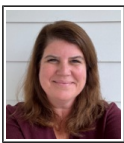


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Welcome to this beautiful, warm, and inviting Lake Balboa home, nestled in one of the area's most friendly, close-knit neighborhoods. Beautifully maintained and thoughtfully updated, this 3-bedroom, 1-bath home reflects true pride of ownership with a layout designed for both everyday comfort and effortless entertaining. Out front, you'll find a charming covered porch with plenty of room to relax and gather. Step inside to an open-concept floor plan that seamlessly connects the kitchen and living areas — perfect for gatherings with friends and family. The kitchen is a chef's dream, featuring a state-of-the-art induction cooktop, built-in oven with warming drawer, and ample workspace. A separate laundry room inside the home adds convenience and functionality. Sliding glass doors lead to a spectacular entertainer's yard, complete with a spacious deck, built-in BBQ, dual pergolas, and lush landscaping. Vibrant flowers, privacy-enhancing trees, and a mature fruit tree create a private oasis for relaxing or hosting in style. The detached garage offers even more flexibility. Its standout feature is a fully insulated, professional-grade sound room — ideal for a recording studio, playroom, home office, theater, or creative space. Select studio components (specialty door, window, and acoustic panels) are not included but may be negotiable. Ideally located just minutes from the 101 freeway and Balboa Park, this home offers the rare chance to live in a tree-lined neighborhood with...

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## AGENT INFORMATION

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**Pinnacle Estate Properties**

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## ABOUT SUZAN KOZMAN

### Education and Training

- MBA, Pepperdine University
- BS Mathematics, University of California Santa Barbara
- Project Management Certified, University of Colorado at Denver
- Project Manager, Blue Cross of California / WellPoint
- Project Manager, Homestore.com...

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