



\$ 1,199,000



7316 Colbath Ave, Van Nuys, CA 91405

- » Beds: 3 | Baths: 3 Full
- » MLS #: SR26020782
- » Single Family | 1,986 ft<sup>2</sup> | Lot: 5,911 ft<sup>2</sup>
- » More Info: [7316ColbathAve.IsForSale.com](https://7316ColbathAve.IsForSale.com)



**Billy Wynn**  
 (818) 261-3400 (Mobile)  
 (818) 261-3400 (Text)  
[billywynn11@gmail.com](mailto:billywynn11@gmail.com)  
<https://billywynn.remax.com>

**RE/MAX**

RE/MAX ONE  
 6355 Topanga Canyon Blvd  
 #100  
 Woodland Hills, CA 91367  
 (818) 261-3400

Welcome to this turnkey, thoughtfully upgraded 3-bedroom, 3-bath home offering privacy, smart-home convenience, and seamless indoor-outdoor living. Just under 2,000 square feet on a nearly 6,000 square foot fully fenced lot, this residence feels like a private retreat in the heart of Van Nuys. Over \$100,000 in exterior improvements include a newer roof (2020), modern garage door system with remote access, additional side-entrance access, and professionally designed landscaping with drip irrigation and timed sprinkler systems. Layered exterior lighting-elevation sconces, pathway lights, landscape accents, and backyard market lights on timers-creates an inviting atmosphere for evening entertaining, while the backyard features a dedicated entertainment area with accent wood feature wall. Inside, the home has been extensively renovated with updated electrical, recessed lighting throughout on dimmers, and full smart-home integration with remote access and Alexa compatibility. Recent plumbing updates improve water pressure in all bathrooms, and an open-concept layout was achieved through the removal of interior walls and doors, including a pocket door in the primary bathroom. Custom features include a built-in living room bar, custom closets in every bedroom with integrated lighting, additional storage built-ins in the mudroom and garage, two EV charging stations, custom window treatments, and designer

