

# **\$1,100,000 - 29451 Trailway Lane, Agoura Hills**

MLS® #225001778

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## **\$1,100,000**

4 Bedroom, 3.00 Bathroom, 1,972 sqft  
Residential on 0 Acres

Hillrise-855 - 855, Agoura Hills,

Subject TO CANCELATION OF EXISTING ESCROW. Move-in ready! The same family's beautiful home since it was built in 1969. Located on a cul-de-sac in the highly desirable Hillrise community of beautiful Agoura Hills. This 4 bedroom 3 bathroom home includes a bedroom and bathroom downstairs. Dual Zone Central A/C and heating, This is a 2 story house boasting 1972 Sq. Ft. by Assessor but with garage conversion to living space 2372 Sq. Ft. by owner estimate. Features new paint throughout, new laminate flooring and travertine tile downstairs from the entry, through the formal dining area and into the family room and kitchen. The 2 car garage has been converted to a bonus room with indoor laundry, a liquor bar, paneled walls and laminate floors. Ceiling fans in all the bedrooms, plantation shutters throughout. The updated kitchen has lots of added cabinets, granite counter-tops, built-in microwave oven. Side by side pantries for abundant food storage. There is a large formal living room and sizable family room with a fireplace. The large master bedroom has his and hers closets with mirrored doors. The shared upstairs bathroom has a shower/tub. The front yard is enclosed with by black wrought iron fence and a gated porch. The converted garage room can be easily restored to a 2 car garage as the garage door is still there with about five feet deep of storage space in front of a removable wall behind it. Includes a fenced and gated dog run along the



entire length of the side of the house. The attractive front- yard landscaping is drought resistant. The backyard is spacious, with a covered patio room, avocado, orange and strawberry guava trees, roses, cacti and more. Located near the 2 large shopping centers with Vons and Ralphs grocery markets, hardware store, dining and ma and pop's businesses for most of your needs. Located in the award winning Las Virgenes School District. Approximately 15 miles from the beaches and PCH. Must see! This beautiful home is move-in ready and priced well below median value. Trustee is a CalDRE licensee.

Built in 1969

### Essential Information

MLS® #	225001778
Price	\$1,100,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,972
Acres	0.13
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	David Klein
Listing Office	Village Properties LS

### Community Information

Address	29451 Trailway Lane
Area	AGOA - Agoura
Subdivision	Hillrise-855 - 855
City	Agoura Hills
County	Los Angeles
Zip Code	91301

## Amenities

Amenities	Other
Utilities	Cable Available
Parking Spaces	4
Parking	Concrete, Driveway, Garage, On Street
# of Garages	2
Garages	Concrete, Driveway, Garage, On Street
View	Mountain(s)
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Drip Irrigation/Bubblers, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System
Windows	Plantation Shutters, Solar Screens
Construction	Stucco

## Interior

Interior	Laminate
Interior Features	High Ceilings, Separate/Formal Dining Room, Two Story Ceilings
Appliances	Dishwasher, Disposal, Electric Cooking, Electric Cooktop, Gas Cooking, Gas Water Heater, Microwave, Water Heater
Heating	Fireplace(s), Forced Air, Natural Gas, Zoned
Cooling	Central Air, Dual, Gas, Zoned
Fireplace	Yes
Fireplaces	Family Room, Gas, Gas Starter, Wood Burning
# of Stories	2
Stories	Two

## School Information

District	Las Virgenes
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## Additional Information

Date Listed	April 10th, 2025
Days on Market	193
Zoning	AHRPD70005U*
Short Sale	N
RE / Bank Owned	N

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