

\$875,000 - 7754 Sausalito Avenue, West Hills

MLS® #225003907

\$875,000

3 Bedroom, 2.00 Bathroom, 1,570 sqft

Residential on 0 Acres

N/A, West Hills,

Welcome to 7754 Sausalito Avenue--an upgraded and expanded gem situated on a desirable CORNER LOT in a quiet West Hills neighborhood! This 3-bedroom, 2-bathroom home offers a spacious 1570 Sq Ft layout on a 6826 Sq Ft lot, thoughtfully enhanced with refinished interiors, designer upgrades, and a PRIVATE backyard retreat. Curb appeal stuns from the moment you arrive, with NEWLY designed and professionally installed landscaping, vibrant plantings, and a charming entry walkway that sets the tone for the inviting style found throughout. Step inside to be greeted by GORGEOUS refinished parquet wood flooring and a light-filled layout that perfectly blends comfort and functionality. The Living Room enjoys large windows overlooking the front yard and a CHARMING fireplace that centers the space with warmth and character. The Dining Room connects seamlessly with the Living Room and Kitchen, making for a flexible entertaining space. A NEW sliding glass door allows for smooth indoor-outdoor flow, leading to the backyard patio. The Kitchen is a CHEF'S DREAM, fully remodeled with stunning MAPLE & OAK custom cabinetry, hand-selected granite countertops, mosaic stone-tile backsplashes, a double-wide stainless steel sink, and NEW stainless-steel appliances including a 5-burner GE gas range and Frigidaire refrigerator. The reconfigured and NEW Primary Bedroom is an EXPANSIVE retreat, formed by combining two former secondary bedrooms. This stylish suite offers



TWO closets, TWO ceiling fans, and an en-suite bathroom that has been COMPLETELY redone with a QUARTZ-topped vanity and a STUNNING tile-surround tub shower with glass doors and chic finishes.

Secondary Bedroom #1 also enjoys real wood flooring, a ceiling fan, and its OWN REMODELED en-suite bathroom featuring a quartz vanity and a GORGEOUS standing shower with elegant gold hardware. The third bedroom is a versatile and light-filled space--ideal for a guest room or home office--and includes a ceiling fan and carpeted flooring. Additional highlights include a remodeled in-home Laundry Area, hallway linen cabinetry, updated plumbing, a 200A electrical panel, NEWER Goodman furnace & A/C (approx. 5 years new), and ALL NEW dual-pane windows and sliding glass doors throughout the home! Step outside into your COMPLETELY PRIVATE backyard--an outdoor sanctuary framed by lush green hedges and mature trees. A Florida Room-style patio is flooded with natural light and offers the perfect space for a sunroom, art studio, or reading lounge. TWO generous flat areas provide UNMATCHED flexibility for grass lawns, gardens, outdoor dining, or children's play equipment. A play structure and above-ground spa are already in place for instant enjoyment! The detached 2-car garage sits just behind the yard and offers direct access from the backyard--a rare and convenient feature. The home's corner-lot setting also gives added space and flexibility, including an extra-wide side yard with potential for future additions or vehicle parking. Located minutes from Fallbrook Shopping Center, Westfield Topanga, The Village, and Topanga Canyon Blvd. Outdoor lovers will enjoy close access to El Escorpion Park, Chatsworth Nature Preserve, and numerous scenic hiking and biking trails. Zoned for top-rated schools, with easy commuter access to the 101 & 118

Freeways, this is an exceptional offering that blends comfort, style, and location.

Built in 1959

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | 225003907 |
| Price | \$875,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,570 |
| Acres | 0.16 |
| Year Built | 1959 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Listing Agent | The Dave Walter Team |
| Listing Office | Pinnacle Estate Properties, Inc. |

Community Information

| | |
|-------------|-----------------------|
| Address | 7754 Sausalito Avenue |
| Area | WEH - West Hills |
| Subdivision | N/A |
| City | West Hills |
| County | Los Angeles |
| Zip Code | 91304 |

Amenities

| | |
|----------------|------------------|
| Parking Spaces | 2 |
| Parking | Concrete, Garage |
| # of Garages | 2 |
| Garages | Concrete, Garage |

Exterior

| | |
|-----------------|-------------------------------------|
| Exterior | Stucco |
| Lot Description | Corner Lot, Landscaped, Paved, Yard |
| Windows | Double Pane Windows |
| Construction | Stucco |

Interior

| | |
|-------------------|---|
| Interior | Carpet |
| Interior Features | Bedroom on Main Level, Main Level Primary, Recessed Lighting, Separate/Formal Dining Room |
| Appliances | Dishwasher, Range, Range Hood |
| Heating | Central, Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Living Room |
| # of Stories | 1 |
| Stories | One |

Additional Information

| | |
|-----------------|-----------------|
| Date Listed | July 31st, 2025 |
| Days on Market | 22 |
| Zoning | LARS |
| Short Sale | N |
| RE / Bank Owned | N |

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