

\$900,000 - 6414 Shoup Avenue, West Hills

MLS® #25479235

\$900,000

3 Bedroom, 2.00 Bathroom, 1,771 sqft
Residential on 0 Acres

N/A, West Hills,

First time on the market in over 50 years, we are proud to present an exciting opportunity for investors, contractors, or homeowners with vision. This spacious home offers tremendous upside potential, providing the perfect canvas for a renovation or rebuild. With a generous lot size and flexible layout, the property is ready to be customized to meet your needs. The interior features three bedrooms and two bathrooms, offering ample space to reconfigure and modernize the home to your taste. Whether you're looking to add square footage, update the kitchen and bathrooms, or completely transform the layout, the possibilities are endless. The home's prime location in a rapidly developing area further enhances its appeal. Just minutes away, you'll find Westfield Topanga & The Village, a world-class shopping and entertainment destination with high-end stores, gourmet dining, and entertainment venues. Nearby, the Warner Center is undergoing a significant revitalization, with new office spaces, residential buildings, and retail developments driving up property values. For those who enjoy dining out or spending time in trendy settings, Topanga Social, a stylish food hall and lifestyle center, is a short distance away, offering a vibrant selection of eateries and shops. Additionally, the Sepulveda Basin Recreation Area, a large outdoor park with hiking trails, sports fields, and picnic areas, is perfect for outdoor enthusiasts. Public transit is easily accessible with the nearby Metro



Orange Line, offering convenient connections to the greater Los Angeles area. With a growing number of exciting new attractions in the neighborhood, brings excellent potential for investors looking to capitalize on the area's development and rising demand. Whether you're looking to create your dream home or take on a rewarding renovation project, this property is a rare find in one of the San Fernando Valley's most up-and-coming neighborhoods. Home is being sold AS-IS! No Credits for repairs will be given.

Built in 1967

Essential Information

MLS® #	25479235
Price	\$900,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,771
Acres	0.24
Year Built	1967
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Christophe Heldoorn
Listing Office	The Niche

Community Information

Address	6414 Shoup Avenue
Area	WHLL - Woodland Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91307

Amenities

Parking Spaces	2
Parking	Garage, Door-Multi
Garages	Garage, Door-Multi
View	None
Pool	None

Interior

Interior	Wood
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Dining Room
# of Stories	1
Stories	One

Additional Information

Date Listed	January 9th, 2025
Days on Market	5
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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