

\$995,000 - 6622 Royer Avenue, West Hills

MLS® #25494267

\$995,000

4 Bedroom, 2.00 Bathroom, 1,528 sqft
Residential on 0 Acres

N/A, West Hills,

Tucked into a charming West Hills neighborhood, this fully updated home offers a quaint oasis in the heart of the Valley. Double entry French doors welcome you into a bright and airy interior with elevated ceilings, recessed lighting, and large skylights. Hardwood flooring seamlessly flows throughout every room, unifying the generously sized living spaces and bedrooms. A stunning fireplace finished in stone anchors the living room, creating an inviting setting for lively gatherings, or quiet evenings curled up with your favorite book or show. The tastefully updated kitchen features white wood cabinetry with soft-close drawers, a built-in pantry, stunning quartz countertops, stainless steel appliances, and a charming greenhouse window. A thoughtfully designed laundry room can be found off of the kitchen, offering a side-by-side washer and dryer as well as convenient access to the backyard. Adjacent to the living room and kitchen is a spacious bonus room, with an ensuite bathroom, that opens to the living space, kitchen, and entryway. This centrally located space has the flexibility to be used as an office, formal dining room, or playroom, and could easily be converted back to a fourth bedroom. On the other side of the entryway you'll find three additional bedrooms, including a primary suite with an oversized walk-in closet and direct access to a full bathroom. The secondary bedrooms are flooded with natural light and showcase views of the backyard, recessed



lighting, and generous closet space. Conveniently serving the bedrooms is a large bathroom with dual sinks and a charming clawfoot bathtub with overhead shower. In the hallway you'll find three additional closets, providing an abundant amount of interior storage. From the living room, a set of double French doors leads to a spacious slate patio and sprawling grassy backyard. Featuring mature greenery, a lemon tree, and white roses, the fully fenced in yard is a secure place for furry friends or children to enjoy. The oversized patio is framed with a custom wrought iron cover that allows for a canvas shade or bistro lights overhead while dining al fresco! Additional features include central heat and A/C, an ADT alarm system, automatic sprinklers, and a two-car garage with workbench and second refrigerator. The extra-wide driveway, which is finished with stone detailing and lined with hedges, allows parking for multiple cars or even an RV. This move-in ready home is perfectly positioned to enjoy serene suburban living, with proximity to great schools and local favorites like Malibu Wines and Topanga Canyon Mall. Shopping is convenient with Trader Joe's, Target, Sprouts, HomeGoods, and Starbucks nearby. Quick access to the 101 Freeway and Ventura Blvd make it easy to explore all that Los Angeles has to offer!

Built in 1957

Essential Information

| | |
|----------------|-----------|
| MLS® # | 25494267 |
| Price | \$995,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,528 |
| Acres | 0.17 |

| | |
|----------------|-------------------------|
| Year Built | 1957 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Traditional |
| Status | Closed |
| Listing Agent | Jessica Miller |
| Listing Office | Coldwell Banker Realty |

Community Information

| | |
|-------------|-------------------|
| Address | 6622 Royer Avenue |
| Area | WEH - West Hills |
| Subdivision | N/A |
| City | West Hills |
| County | Los Angeles |
| Zip Code | 91307 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 8 |
| Parking | Driveway, Garage, Door-Multi, RV Potential |
| # of Garages | 2 |
| Garages | Driveway, Garage, Door-Multi, RV Potential |
| View | None |
| Pool | None |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s) |

Exterior

| | |
|-----------------|---|
| Exterior | Stucco |
| Lot Description | Back Yard, Front Yard, Lawn, Landscaped |
| Windows | Double Pane Windows, Screens, Skylight(s), Drapes, Garden Window(s) |
| Construction | Stucco |
| Foundation | Raised |

Interior

| | |
|-------------------|---|
| Interior | Wood |
| Interior Features | Separate/Formal Dining Room, Recessed Lighting, Walk-In Closet(s) |
| Appliances | Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Dryer, Washer, Oven |
| Heating | Central |
| Cooling | Central Air |

| | |
|--------------|-------------|
| Fireplace | Yes |
| Fireplaces | Living Room |
| # of Stories | 1 |
| Stories | One |

Additional Information

| | |
|-----------------|--------------------|
| Date Listed | February 6th, 2025 |
| Days on Market | 29 |
| Zoning | LARS |
| Short Sale | N |
| RE / Bank Owned | N |

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