

# **\$1,285,000 - 7566 Bobbyboyar Avenue, Canoga Park**

MLS® #25503499

**\$1,285,000**

5 Bedroom, 3.00 Bathroom, 2,586 sqft

Residential on 0 Acres

N/A, Canoga Park,

Beautiful and bright West Hills single-family home that includes 5 bedrooms and 3 bathrooms within 2,586 square feet of living space. Nestled in a prime West Hills location on a quiet cul-de-sac and within walking distance to Pomelo Elementary and Chaminade High School, the property features a spacious layout, high ceilings, and a delightful backyard complete with a sparkling swimming pool and built-in hot tub. The downstairs includes a new bathroom with smart toilet, modern vanity, and shower as well as a guest, dining, living and bonus rooms. Upstairs, the primary suite is very well sized with its own wrap-around balcony and newly renovated, ensuite with double vanity and double walk-in shower. The three additional upstairs bedrooms are perfect for the kids and/or home office. This home also includes leased solar panels that significantly reduce the electric bill, built-in Tesla charger, and upstairs/downstairs HVAC units. The attached garage fits two cars. The outside yard is beautiful. Pool, diving board, hot tub, covered dining space, and grassy area offers the best of all worlds.



Built in 1977

## **Essential Information**

MLS® # 25503499

Price \$1,285,000

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,586
Acres	0.19
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Paul Sande
Listing Office	Wexler Realty

## Community Information

Address	7566 Bobbyboyar Avenue
Area	WEH - West Hills
Subdivision	N/A
City	Canoga Park
County	Los Angeles
Zip Code	91304

## Amenities

Parking Spaces	3
Parking	Garage, Door-Multi
Garages	Garage, Door-Multi
View	None
Has Pool	Yes
Pool	Fenced, In Ground, Heated, Private

## Interior

Interior	Wood
Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Den
# of Stories	2
Stories	Two

## Additional Information

Date Listed	February 26th, 2025
Days on Market	15
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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