

\$995,000 - 8303 Gustav Lane, West Hills

MLS® #25512471

\$995,000

3 Bedroom, 2.00 Bathroom, 1,674 sqft
Residential on 0 Acres

N/A, West Hills,

Charming one story Heltzer home on a beautiful cul-de-sac, with mature trees, nestled on a park-like setting in a prime West Hills neighborhood. Close to Orcutt Ranch, local parks and great schools. The large entry foyer, with custom built Oak front door and original hardwood floors, opens up to the large family room with stone fireplace, crown moldings and a sliding glass door that overlooks the private backyard. The pass through with Quartz countertops is convenient for work at home, easy countertop dining, and opens up the floor plan. The sliding glass doors in the family and dining rooms flood the home with natural light. The dining room is cozy enough for your weekly dinners, yet large enough for every holiday gathering. The kitchen features recently installed Quartz countertops, under mount stainless steel sink, faucet and luxury vinyl plank flooring, also installed throughout the dining and laundry rooms. Boasting stainless steel appliances, a 5 burner gas cooktop, and double ovens, there is plenty of counter space to spread out. The split floor plan features the primary suite on one side, with the two secondary bedrooms and a roomy additional hallway closet adjacent to the secondary bath, on the other. The spacious master suite features two large windows, ample closet space, and its own bath. The upgraded bathrooms include recently installed custom glass shower doors in both bathrooms, new faucets, medicine cabinets, and a fully tiled secondary shower, which includes a large



tub. The indoor laundry room features tons of storage cabinets, with direct access to the two car garage. The climate controlled garage will help cool you off on those hot valley days, or warm you up during the chilly winter months. Sitting at the end of the cul-de-sac, there is plenty of room to play, ride bikes, and entertain in the backyard under the covered patio. A storage shed provides additional storage space for all of your extra holiday decor, yard tools, and gardening supplies. Close to West Hills Hospital, The Village at Topanga, The Commons of Calabasas, and a short drive to Westlake Village or Malibu. Welcome to Gustav Lane.

Built in 1963

Essential Information

MLS® #	25512471
Price	\$995,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,674
Acres	0.27
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Wendy Trollope
Listing Office	The Agency

Community Information

Address	8303 Gustav Lane
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles

Zip Code 91304

Amenities

Parking Spaces 2
Parking Door-Multi, Driveway, Garage, Heated Garage, On Street
of Garages 2
Garages Door-Multi, Driveway, Garage, Heated Garage, On Street
View Trees/Woods, Hills
Pool None
Security Smoke Detector(s), Carbon Monoxide Detector(s)

Exterior

Exterior Stucco
Exterior Features Rain Gutters
Lot Description Back Yard, Front Yard, Lawn, Yard
Windows Blinds, Double Pane Windows, Drapes, Screens
Roof Composition, Shingle
Construction Stucco
Foundation Raised

Interior

Interior Tile, Wood
Interior Features Breakfast Bar, Chair Rail, Crown Molding
Appliances Dishwasher, Disposal, Built-In, Double Oven, Electric Oven, Gas Cooktop, Range Hood, Self Cleaning Oven
Heating Central
Cooling Central Air
Fireplace Yes
Fireplaces Family Room, Gas
of Stories 1
Stories One

Additional Information

Date Listed March 29th, 2025
Days on Market 38
Zoning LARE11
Short Sale N
RE / Bank Owned N

Based on information from California Regional Multiple Listing Service, Inc. as of December 27th, 2025 at 6:50am PST.

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