

\$989,999 - 29020 Via Patina, Valencia

MLS® #25533559

\$989,999

3 Bedroom, 3.00 Bathroom, 2,351 sqft

Residential on 0 Acres

Arte (at West Hills) (ARTWH), Valencia,

Stunning West Hills Gated Home with 3 Bedrooms (potential of a 4th downstairs) Panoramic Views, Paid-Off Solar & Tesla Battery! Step inside and you're greeted by a stylish formal entry with custom wood-paneled staircase, rich wood flooring, and a versatile downstairs room currently used as a den with a custom built-in barideal for a home office, playroom, or guest suite. The spacious living room features a custom faux brick accent wall, cozy fireplace, and oversized slider leading to the backyard oasis. Entertain in style with the built-in breakfast nook featuring extra storage, a custom coffee station, and eye-catching wood accent wall. The chef's kitchen includes a large center island, quartz countertops, top-of-the-line appliances, a walk-in pantry with a custom door, and sweeping panoramic views. Upstairs, the grand primary suite boasts a private balcony, breathtaking views, an ensuite bath with dual sinks, soaking tub, glass-enclosed walk-in shower, and large walk-in closet. Two additional upstairs bedrooms offer thoughtful detailsone with a Murphy bed and the other with a private balcony. A full bathroom and a laundry room with built-in storage complete the upper level. Step outside to your entertainer's dream yard featuring a massive covered pergola with lighting, outdoor fireplace, dual side yards with storage, and unforgettable views. The long driveway with electric gate leads to a 2-car attached garage with custom checkered flooring, metal cabinets, and a built-in



workbench. Additional highlights include: paid-off solar with Tesla Powerwall, plantation shutters, upgraded fixtures, crown molding, baseboards, and 220V wiring. Enjoy resort-style living with 3 community pools, playgrounds, and gated security all just minutes from award-winning West Creek Academy, parks, and shopping. Don't miss this incredible opportunity to live in one of Valencia's most desirable neighborhoods!

Built in 2017

Essential Information

MLS® #	25533559
Price	\$989,999
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,351
Acres	0.12
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Cherrie Brown
Listing Office	NextHome Real Estate Rockstars

Community Information

Address	29020 Via Patina
Area	VLWH - Valencia West Hills
Subdivision	Arte (at West Hills) (ARTWH)
City	Valencia
County	Los Angeles
Zip Code	91354

Amenities

Amenities	Picnic Area, Pool, Recreation Room, Playground
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Parking Spaces	2
Parking	Door-Multi, Driveway, Garage
# of Garages	2
Garages	Door-Multi, Driveway, Garage
View	Mountain(s), Panoramic, City Lights
Has Pool	Yes
Pool	Association
Security	Gated Community

Exterior

Lot Description	Back Yard, Front Yard, Lawn, Landscaped
Windows	Double Pane Windows, Plantation Shutters

Interior

Interior	Carpet, Wood
Interior Features	Breakfast Bar, Ceiling Fan(s), Crown Molding, Eat-in Kitchen, Open Floorplan, Recessed Lighting, Breakfast Area
Appliances	Dishwasher, Disposal, Microwave
Heating	Central, Solar
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

Additional Information

Date Listed	May 2nd, 2025
Days on Market	9
Zoning	LCA25*
Short Sale	N
RE / Bank Owned	N

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