

# \$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
-----------	--

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

Based on information from California Regional Multiple Listing Service, Inc. as of January 14th, 2026 at 5:50pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.