

# \$799,000 - 9436 Natick Avenue, North Hills

MLS® #25560105

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## \$799,000

4 Bedroom, 2.00 Bathroom, 1,864 sqft  
Residential on 0 Acres

N/A, North Hills,

Welcome to a truly special, well-maintained home, where craftsmanship, character, and comfort converge in one of the most conveniently located pockets of North Hills, California. First time on the market in over 30 years. Nestled on a generous 7,500 square foot lot, this well maintained 4-bedroom, 2-bathroom residence offers 1,864 square feet of thoughtfully designed living space that showcases not just pride of ownership but also the artistry of a former master woodworker. The large living room is the heart of the home, with plenty of space for gatherings, game nights, or cozy evenings curled up with a book. The kitchen, equipped with ample cabinetry much of it handmade provides generous storage and prep space. The home features four well-sized bedrooms, providing flexibility for families, guests, or the work-from-home lifestyle. The home enjoys ample outdoor space both in the front and back yards. The backyard, in particular, offers a blank canvas for your imagination. Location is everything, and this home delivers on that front as well. Situated just minutes from shopping centers, restaurants, parks, and schools, you have everything you need within reach. Additionally, the home is located near the 405 freeway, offering easy access to major hubs throughout the San Fernando Valley, West Los Angeles, and beyond. Commuters will appreciate the central location, while those working from home will enjoy the peaceful neighborhood setting. This lovingly maintained North Hills



gem combines timeless craftsmanship with modern potential. It's a home built with hands, heart, and vision and now it's ready for its next chapter with you.

Built in 1955

**Essential Information**

MLS® #	25560105
Price	\$799,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,864
Acres	0.17
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Jamie Austin
Listing Office	Keller Williams Realty

**Community Information**

Address	9436 Natick Avenue
Area	NOH - North Hills
Subdivision	N/A
City	North Hills
County	Los Angeles
Zip Code	91343

**Amenities**

Parking Spaces	2
Parking	Door-Multi, Garage
Garages	Door-Multi, Garage
View	None
Pool	None

**Interior**

Interior	Carpet, Laminate
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	July 23rd, 2025
Days on Market	12
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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