

\$1,000,000 - 7442 Bobbyboyar Avenue, West Hills

MLS® #25604891

\$1,000,000

3 Bedroom, 4.00 Bathroom, 2,571 sqft
Residential on 0 Acres

N/A, West Hills,

Offered for the first time since it was built, this spacious two-story residence is tucked away in the serene, gated community of La Villa Nueva. Lovingly cared for by its original owner for over 30 years, the home blends timeless comfort with classic charm. A brick-accented driveway leads to a 3-car garage, setting the tone for the refined character throughout. Inside, the open living room welcomes you with soaring double-height windows that flood the space with natural light, highlighting the sleek laminate floors. A dramatic chandelier adds a touch of grandeur, making the space feel both warm and luxurious. The formal dining room features high ceilings and recessed lighting, creating a bright and elegant setting for entertaining. The family room connects seamlessly to the kitchen and opens to a private patioan ideal layout for indoor-outdoor living. The kitchen is designed for both function and connection, featuring bar seating, a center island, and a cozy fireplace that evokes rustic warmth. A grand staircase leads to an open gallery landing upstairs, enhancing the home's architectural interest. On the second level, you'll find three generously sized bedrooms, each with its own bathroom. The primary suite offers a luxurious retreat, complete with a soaking tub, separate shower, private toilet room, and dual walk-in closets. The hallway includes built-in cabinetry for added storage. Well maintained and full of potential, this home offers the perfect canvas for light updates that could make it even more



beautiful and truly your own. Located within top-rated school districts Chaminade Prep, Pomelo Elementary, and El Camino Real Charter High this home is also just minutes from UCLA West Hills Hospital, local shopping, and West Valley dining destinations.

Built in 1989

Essential Information

MLS® #	25604891
Price	\$1,000,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	2,571
Acres	0.12
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Amber Seo Campos
Listing Office	New Star Realty

Community Information

Address	7442 Bobbyboyar Avenue
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91307

Amenities

Parking	Door-Multi, Garage
Garages	Door-Multi, Garage
Pool	None

Exterior

Exterior Features	Brick Driveway
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Interior

Interior	Carpet, Laminate, Tile
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Interior Features	Walk-In Closet(s), Utility Room
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Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Trash Compactor, Washer
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Heating	Central
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Cooling	Central Air
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Fireplace	Yes
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Fireplaces	Family Room, Gas
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Stories	Two
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Additional Information

Date Listed	October 14th, 2025
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Days on Market	69
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Zoning	LAR1
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Short Sale	N
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RE / Bank Owned	N
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