

\$1,200,000 - 7446 Woodlake Avenue, West Hills

MLS® #GD25138278

\$1,200,000

3 Bedroom, 2.00 Bathroom, 1,754 sqft

Residential on 0 Acres

N/A, West Hills,

Charming West Hills Home is bright w/lots of sun light, sought after Open Floor Plan. Above Garage permitted room additional 484sqft used as a Guest House w/1bd+1bth not included in count. This one level single story home nestled on a spacious 9,028 sq ft lot in desirable West Hills. Opportunity knocks by adding an ADU for income and lots of street parking. Owned and lovingly maintained by the same family for 46 years. Enjoy a large living room featuring a stunning wall of floor-to-ceiling windows that bathe the space in natural light and offer tranquil views of beautifully landscaped backyard. The Family room at the front of the home, with its own entrance, is perfect for a home office or creative space. The backyard is your own private oasis-complete with a covered patio, rock waterfall feature, and matured landscaping ideal for relaxing or entertaining. In the garage is the washer and dryer making it convenient for family and guest. Sought after schools, convenient, and opportunity awaits. Don't miss your chance to make this special property your own!



Built in 1956

Essential Information

MLS® # GD25138278

Price \$1,200,000

Bedrooms 3

| | |
|----------------|--------------------------------|
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Square Footage | 1,754 |
| Acres | 0.21 |
| Year Built | 1956 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Listing Agent | Debra Brzescinski |
| Listing Office | Keller Williams R. E. Services |

Community Information

| | |
|-------------|----------------------|
| Address | 7446 Woodlake Avenue |
| Area | WEH - West Hills |
| Subdivision | N/A |
| City | West Hills |
| County | Los Angeles |
| Zip Code | 91307 |

Amenities

| | |
|----------------|------|
| Parking Spaces | 2 |
| # of Garages | 2 |
| Pool | None |

Exterior

| | |
|-----------------|---|
| Lot Description | Back Yard, Front Yard, Landscaped, Lawn, Level, Sprinklers In Front, Sprinklers In Rear, Yard |
| Roof | Composition, Shingle |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher, Disposal, Built-In Range, Dryer, Gas Cooktop, Gas Water Heater, Washer |
| Heating | Natural Gas, Central |
| Cooling | Central Air, Electric |
| Fireplace | Yes |
| Fireplaces | Living Room, Gas, See Remarks, Wood Burning |
| # of Stories | 1 |
| Stories | One |

School Information

| | |
|----------|---------------------|
| District | Los Angeles Unified |
| Middle | Hale |
| High | El Camino |

Additional Information

| | |
|-----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 131 |
| Zoning | LARS |
| Short Sale | N |
| RE / Bank Owned | N |

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