

\$1,700,000 - 6040 Pat Avenue, Woodland Hills

MLS® #OC25110431

\$1,700,000

5 Bedroom, 6.00 Bathroom, 3,947 sqft
Residential on 0 Acres

N/A, Woodland Hills,

Opportunity knocks in prime Woodland Hills! First time on the market from the original owner, this spacious 5-bedroom, 6-bath home offers nearly 4,000 square feet of living space and is ready for its next chapter. Situated on a quiet, well-maintained street in a desirable pocket of Woodland Hills, this home presents an incredible opportunity for buyers with vision. Youâ€™re welcomed by a nice entry foyer, and there's a direct-access 2-car garage with driveway for added convenience. Lovingly maintained in mostly original condition, the property offers great bones, expansive square footage, and a layout thatâ€™s easy to modernize. With just a few updatesâ€”like new flooring and refreshed kitchen and bathroomsâ€”you can transform this classic residence into a personalized dream home and add instant equity. The main level features generous living spaces, including a formal living room and a family roomâ€”each with its own fireplaceâ€”a dining room, a sunken wet bar, and a kitchen with granite countertops and ample storage. You'll love the huge recreation room that opens directly to the pool area, perfect for hosting friends and family. Thereâ€™s also a downstairs bedroom with its own en-suite bath, ideal for guests or multi-generational living. Upstairs, youâ€™ll find four spacious bedrooms, including a large primary suite with endless potential for a luxurious retreat. All bedrooms offer walk-in closets, providing plenty of storage and flexibility. Out back, youâ€™ll find a private



yard with a sparkling pool, built-in fire pit, and stunning panoramic views of the valleyâ€”offering the perfect backdrop for relaxing weekends or entertaining guests. A full-width covered patio spans the entire length of the home, providing year-round shade and a seamless connection between indoor and outdoor living. The elevated lot offers both privacy and openness, making the backyard feel like your own serene retreat. This prime location is just minutes from award-winning charter schools, scenic hiking trails, and lifestyle destinations like Warner Center, The Village, Westfield Topanga, and Calabasas Commons. Quick access to the 101 freeway makes commuting easy, and the nearby future LA Rams practice facility adds long-term value. Whether youâ€™re looking to invest, renovate, or simply want a spacious canvas to make your own, this is a rare opportunity in one of Woodland Hillsâ€™ most sought-after neighborhoods. Donâ€™t miss your chanceâ€”schedule a private showing today and explore the possibilities!

Built in 1967

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | OC25110431 |
| Price | \$1,700,000 |
| Bedrooms | 5 |
| Bathrooms | 6.00 |
| Full Baths | 4 |
| Half Baths | 2 |
| Square Footage | 3,947 |
| Acres | 0.30 |
| Year Built | 1967 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Traditional |
| Status | Closed |

| | |
|----------------|------------------------|
| Listing Agent | Debbie Sagorin |
| Listing Office | Coldwell Banker Realty |

Community Information

| | |
|-------------|-----------------------|
| Address | 6040 Pat Avenue |
| Area | WHLL - Woodland Hills |
| Subdivision | N/A |
| City | Woodland Hills |
| County | Los Angeles |
| Zip Code | 91367 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Direct Access, Driveway, Garage |
| # of Garages | 2 |
| Garages | Direct Access, Driveway, Garage |
| View | City Lights, Hills, Trees/Woods |
| Has Pool | Yes |
| Pool | In Ground, Private |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s) |

Exterior

| | |
|-------------------|------------------------|
| Exterior Features | Rain Gutters, Fire Pit |
| Lot Description | Back Yard, Yard |
| Windows | Blinds |
| Roof | Composition, Shingle |

Interior

| | |
|-------------------|---|
| Interior | Carpet, Tile |
| Interior Features | Separate/Formal Dining Room, High Ceilings, Pantry, Recessed Lighting, Bedroom on Main Level, Jack and Jill Bath, Primary Suite, Walk-In Closet(s), Built-in Features, Entrance Foyer, Granite Counters |
| Appliances | Dishwasher, Refrigerator, Double Oven, Electric Oven, Range Hood |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Family Room, Living Room, Primary Bedroom |
| # of Stories | 2 |
| Stories | Two |

School Information

| | |
|------------|---------------------|
| District | Los Angeles Unified |
| Elementary | Lockhurst |
| Middle | Hale |
| High | El Camino Charter |

Additional Information

| | |
|-----------------|----------------|
| Date Listed | May 21st, 2025 |
| Days on Market | 23 |
| Zoning | LARE11 |
| Short Sale | N |
| RE / Bank Owned | N |

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