

\$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. You'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 that's easy to modernize. With just a few updates—like new flooring and refreshed kitchen and bathrooms—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 room—each with its own fireplace—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. There's also a downstairs bedroom with its own en-suite bath, ideal for guests or multi-generational living. Upstairs, you'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, you'll find a private



CRMLS

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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