

\$699,900 - 8133 Brimfield, Panorama City

MLS® #PW25262506

\$699,900

3 Bedroom, 2.00 Bathroom, 1,184 sqft
Residential on 0 Acres

N/A, Panorama City,

Back on Market! If you missed it in the first round, you get a second chance! Welcome to an incredible opportunity to reimagine a classic home with solid bones and exceptional potential. This 3-bedroom, 1.5-bath single-family residence offers 1,184 square feet of living space and sits on two parcels totaling an expansive 7,193 square-foot lot, providing ample room for future improvements, expansion, or outdoor living enhancements. In mostly original condition, the home is perfect for buyers seeking a cosmetic fixer they can update to their taste while benefiting from the strong foundational features already in place. Many carpeted areas are believed to have wood floors underneath, offering the possibility of restoring timeless charm with a simple refresh. The layout includes a comfortable living area, inside laundry, and a spacious bonus room off the back of the home that works perfectly as a den, family room, studio, or home office. With its existing separate access, this space could be transformed into an impressive ADU, creating added value and flexibility for extended family, rental income, or multigenerational living. Additional highlights include updated central heating and central air conditioning, an updated roof (about 10 years old), a two-car garage, and a generous driveway that provides plenty of parking for guests, or multiple cars. The large lot offers endless possibilities for landscaping, entertaining spaces, or future structural additions. Whether you're an investor,



contractor, or homeowner with a vision, this property presents the rare chance to build equity, customize to your lifestyle, and bring new life to a home with incredible potential.

Built in 1953

Essential Information

MLS® #	PW25262506
Price	\$699,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,184
Acres	0.17
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Noelle Longmeyer
Listing Office	Y Realty

Community Information

Address	8133 Brimfield
Area	PC - Panorama City
Subdivision	N/A
City	Panorama City
County	Los Angeles
Zip Code	91402

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Phone Connected
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage

View	None
Pool	None

Exterior

Lot Description	Back Yard, Front Yard, Lawn, Yard
Foundation	Raised

Interior

Interior	Carpet, Wood, Vinyl
Interior Features	Separate/Formal Dining Room, Bedroom on Main Level, Breakfast Area
Appliances	Gas Range, Refrigerator, Water Heater, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	November 16th, 2025
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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