

\$800,000 - 6401 Ponce Avenue, West Hills

MLS® #SB25200719

\$800,000

4 Bedroom, 2.00 Bathroom, 1,570 sqft

Residential on 0 Acres

N/A, West Hills,

Charming Estate Fixer on Spacious Lot â€“
Rare Value in West Hills

Welcome to 6401 Ponce Avenue, a well-sited 1,570 sq ft single-family home (built in 1958) nestled on an expansive 8,896 sq ft lot in sought-after West Hills. Featuring 4 bedrooms, 2 baths, and a classic mid-century layout, this property presents an exciting opportunity for investors, developers, or homeowners ready to customize and restore.

Key highlights:

Built in 1958, with traditional stucco exterior
4 bedrooms and 2 full baths, offering generous living space for a family or potential rental configuration

Zoning suggests possible value-add or mixed-use potential, supported by nearby listings touting â€œdevelopment playâ€• and multifamily upside

Highly walkable location (Walk Score ~77), with convenient access to area amenities and transit options

The property includes a spacious driveway with RV access, a backyard with room for an ADU or pool, and classic mid-century character throughout. Excellent location close to parks, schools, shopping, and freeway access. Whether restoring its vintage charm or developing its potential, this is a rare opportunity in a sought-after neighborhood.



This property is being sold out of a long-held family estate and requires updatesâ€"making it ideal for those ready to restore its charm or reimagine its future. Whether youâ€™re envisioning a full renovation, creating a modern custom home, or exploring multifamily conversion, this offering offers both character and potential.

Built in 1958

Essential Information

MLS® #	SB25200719
Price	\$800,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,570
Acres	0.20
Year Built	1958
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Greg Herz
Listing Office	WCB Commercial Real Estate

Community Information

Address	6401 Ponce Avenue
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91307

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2

Parking	Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Gated, Boat, Oversized, RV Access/Parking, RV Potential
# of Garages	2
Garages	Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Gated, Boat, Oversized, RV Access/Parking, RV Potential
View	Neighborhood
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre, Front Yard, Rectangular Lot, Yard, Corner Lot
Roof	Shingle

Interior

Interior Features	All Bedrooms Down
Appliances	Dishwasher, Electric Range, Gas Range
Heating	Central, Fireplace(s), Natural Gas
Cooling	Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Dining Room, Gas
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
----------	---------------------

Additional Information

Date Listed	August 15th, 2025
Days on Market	7
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 15th, 2026 at 1:15pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.