

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

MLS® #SB25200719

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## \$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
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## Additional Information

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

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