

# **\$899,500 - 6620 Birchton Avenue, West Hills**

MLS® #SR24239800

**\$899,500**

3 Bedroom, 2.00 Bathroom, 1,570 sqft

Residential on 0 Acres

N/A, West Hills,

A perfect gem located in the prime neighborhood of West Hills. This one story, three bedroom, well landscaped home boasts a large spacious floorplan and is located in El Camino High School District. Walk to the local Welby Way Elementary School and to Platt Village to enjoy shopping. The spacious kitchen includes ample cabinet & storage space, roll out shelves & stainless sink. Cozy up to the FIREPLACE located in family room. SEWERLINE TO STREET UPGRADED. The main bedroom includes a PRIVATE ATTACHED BATHROOM. Many special features include, MODERN WINDOWS, MOSTLY COPPER PLUMBING, SMOOTH CEILINGS, TANKLESS WATER HEATER, new garage door opener, 220 volt wiring (garage), laminated floors throughout and a laundry room with storage cabinets and shelves. Entertain in the large backyard (almost 8,000 square feet) and huge covered patio. THE YARD IS SURROUNDED BY CONCRETE BLOCK WALLS and has plenty room for kids to play. The TWO CAR GARAGE is spacious and has a convenient access from the front patio.



CRMLS

Built in 1959

## **Essential Information**

MLS® # SR24239800

Price \$899,500

Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,570
Acres	0.18
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Diane Raheb
Listing Office	Pinnacle Estate Properties, Inc.

## Community Information

Address	6620 Birkton Avenue
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91307

## Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

## Exterior

Lot Description	Rectangular Lot
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## Interior

Interior Features	All Bedrooms Down
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
High	El Camino

## Additional Information

Date Listed	November 25th, 2024
Days on Market	65
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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