

# **\$775,000 - 8133 Farralone Avenue, Canoga Park**

MLS® #SR24249312

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## **\$775,000**

3 Bedroom, 2.00 Bathroom, 1,349 sqft

Residential on 0 Acres

N/A, Canoga Park,

Situated on a beautiful tree-lined street, this charming home has the perfect location near the West Hills Medical Center, shopping malls and public transportation. Just needs a little TLC, but it has lots of great features. This single-story home has 3 spacious bedrooms and 2 baths, original hardwood floors, central heat and air conditioning and mostly copper piping. It has been upgraded with an energy efficient Solar system, newer dual pane windows, and increased rated attic insulation. The Solar System has been paid off by the Sellers and would transfer to the Buyers of this home. Other attributes like a large living room and dining room, which feature a cozy fireplace, make for a great floor plan. The beautiful wood siding door opens out to the patio, which is perfect for entertaining your guests. Youâ€™ll enjoy this lovely and tranquil backyard featuring a Spa and a beautiful garden with roses and fruit trees. Located on a 7,546 sq ft lot, this home has lots of room for expansion or an ADU. Thereâ€™s a laundry room inside with direct access to the attached two car garage.



Built in 1957

## **Essential Information**

MLS® # SR24249312

Price \$775,000

Bedrooms 3

Bathrooms	2.00
Full Baths	1
Square Footage	1,349
Acres	0.17
Year Built	1957
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Susan Seibert
Listing Office	Keller Williams North Valley

### Community Information

Address	8133 Farralone Avenue
Area	CP - Canoga Park
Subdivision	N/A
City	Canoga Park
County	Los Angeles
Zip Code	91304

### Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Driveway Level, Garage
# of Garages	2
Garages	Direct Access, Driveway Level, Garage
View	None
Pool	None

### Exterior

Lot Description	Lawn, Near Public Transit, Garden, Sprinkler System, ZeroToOneUnitAcre
Windows	Double Pane Windows
Foundation	Raised

### Interior

Interior	Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Dry Bar, Eat-in Kitchen
Appliances	Gas Cooktop, Refrigerator, Water Heater, Dryer, Washer

Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	December 12th, 2024
Days on Market	5
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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