

# \$1,799,000 - 7221 Fallbrook Avenue, West Hills

MLS® #SR24252359

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## \$1,799,000

7 Bedroom, 7.00 Bathroom, 2,900 sqft  
Residential on 0 Acres

N/A, West Hills,

Discover the perfect blend of modern design, rental income potential, and flexibility with this unique property. Nestled in a peaceful, family-friendly desirable West Hills, this fully updated home offers not only three distinct units, but also the convenience and charm of suburban living. West Hills boasts excellent schools, quiet streets, and a welcoming community, making it an ideal place to call home. It's™ ideal for investors or owner-occupants looking to offset their mortgage.



### Main House:

• Completely remodeled with sleek modern finishes and warm, neutral tones.

• 1 Story

• 3 bedrooms, 2 bathrooms, spanning 1,269 sqft.

• Projected rent: \$4,250+.

### Full-Size ADU:

• Brand-new construction with spacious and functional design.

• 2 Story

• 3 bedrooms, 3.5 bathrooms, covering 1,154 sqft.

• Solar Panels

• Projected rent: \$4,200+.

### Junior ADU:

• Brand-new construction offering compact luxury.

• 1 bedroom, 1 bathroom, 477 sqft.

• Projected rent: \$2,200+.

### Key Features:

â€¢ Each unit has private access, parking, and its own outdoor space/backyard.

â€¢ Excellent for owner-occupants: live in one unit and rent the others to qualify for a larger loan and reduce your monthly mortgage payments.

â€¢ Huge upside potential with market rents for all three units.

Don't miss this rare opportunity to own a turnkey property offering both modern living and exceptional investment potential!

All data from sources deemed reliable. Buyer to verify. Staging furniture available but not included in sale.

Built in 1960

### Essential Information

MLS® #	SR24252359
Price	\$1,799,000
Bedrooms	7
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	2,900
Acres	0.17
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	Daniel Beech
Listing Office	Simple Property, Inc.

### Community Information

Address	7221 Fallbrook Avenue
Area	WEH - West Hills
Subdivision	N/A

City	West Hills
County	Los Angeles
Zip Code	91307

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Overhead Utilities, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Assigned, Concrete, Driveway, Gated, On Street, Public, Uncovered
Garages	Assigned, Concrete, Driveway, Gated, On Street, Public, Uncovered
View	None
Pool	None

### **Exterior**

Exterior	Copper Plumbing
Exterior Features	Lighting, Rain Gutters
Lot Description	Drip Irrigation/Bubblers, Front Yard, Landscaped, Near Park, Rectangular Lot, Sprinklers Timer, Street Level, TwoToFiveUnitsAcre, Yard
Windows	Double Pane Windows, ENERGY STAR Qualified Windows, Screens
Roof	Shingle
Construction	Copper Plumbing
Foundation	Permanent, Slab

### **Interior**

Interior	Laminate
Interior Features	Bedroom on Main Level, Ceiling Fan(s), Granite Counters, Main Level Primary, Open Floorplan, Recessed Lighting, Separate/Formal Dining Room, Storage, Unfurnished, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Gas Oven, Gas Range, Water Heater
Heating	Central, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air
Cooling	Central Air, Electric, ENERGY STAR Qualified Equipment
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	One, Two

### **School Information**

District	Los Angeles Unified
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## Additional Information

Date Listed	December 18th, 2024
Days on Market	12
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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