

# \$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:

- Each unit has private access, parking, and its own outdoor space/backyard.
- Excellent for owner-occupants: live in one unit and rent the others to qualify for a larger loan and reduce your monthly mortgage payments.
- 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 |
|----------|---------------------|

**Additional Information**

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

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