

\$1,475,000 - 6234 Watertree Court, Agoura Hills

MLS® #SR25025210

\$1,475,000

3 Bedroom, 3.00 Bathroom, 3,026 sqft

Residential on 0 Acres

Agoura Park (802), Agoura Hills,

Rare Opportunity in Morrison Ranch Estates -
A Diamond in the Rough!

Nestled in one of the most sought-after communities in Agoura Hills, this 2-story family home offers the perfect blend of comfort & convenience. Ideally located just minutes from shopping, dining, entertainment, a range of fitness studios & close to the 101 freeway. Tucked away on a quiet cul-de-sac, this property is PRICED UNDER MARKET and ready for your vision to unlock its full potential. Though dated, the home is full of promise & offers a fantastic opportunity for personalization.

Features: 3 spacious bedrooms plus an office/nursery & 2 full bathrooms + a guest powder room. Formal living room with cozy fireplace, formal dining room + large family room with bar & additional fireplace. Expansive master bedroom provides ample room & generous closet space. Natural light fills the home through the bright & airy atrium. The kitchen boasts a center island & breakfast nook, while the dedicated laundry room adds convenience. Vaulted ceilings enhance the open & airy feel of the home. The private backyard offers plenty of room for your imaginationâ€”complete with fruit trees & space to add a pool (buyer to verify).

Additional Highlights:

TRUST SALE â€” SOLD AS-IS

Priced below market to accommodate



renovations
Located in the award-winning & highly sought after Las Virgenes School District (walking distance to Willow Elementary School)
Low HOA fees
Peaceful, well-maintained community with parks & walking trails along Medea Creek

Easy to show by appointmentâ€”Interior photos not available at this time.

Built in 1980

Essential Information

MLS® #	SR25025210
Price	\$1,475,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,026
Acres	0.16
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jonathan Erster
Listing Office	Beverly and Company

Community Information

Address	6234 Watertree Court
Area	AGOA - Agoura
Subdivision	Agoura Park (802)
City	Agoura Hills
County	Los Angeles
Zip Code	91301

Amenities

Amenities	Maintenance Grounds, Management, Playground, Pets Allowed
-----------	---

Parking Spaces	4
# of Garages	2
View	None
Pool	None

Exterior

Lot Description	Back Yard, Cul-De-Sac, Rectangular Lot, Street Level, Walkstreet, Yard
-----------------	--

Interior

Interior Features	High Ceilings, Walk-In Closet(s), Atrium, Bar, Ceramic Counters
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	2
Stories	Two

School Information

District	Las Virgenes
----------	--------------

Additional Information

Date Listed	February 3rd, 2025
Days on Market	31
Zoning	AHR17000*
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 15th, 2026 at 4:45am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.