

\$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
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Parking Spaces	4
# of Garages	2
View	None
Pool	None

Exterior

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

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

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