

# **\$1,099,999 - 7349 Sale Avenue, West Hills**

MLS® #SR25026077

**\$1,099,999**

4 Bedroom, 2.00 Bathroom, 1,902 sqft

Residential on 0 Acres

N/A, West Hills,

Welcome to this stunning one-story home located in a wonderful West Hills neighborhood. Offering 1,902 square feet of living space and a lot size of 8,555, this beautifully upgraded 4-bedroom, 2-bathroom residence is the perfect blend of comfort and elegance. Step inside to discover a spacious living room featuring elegant tile wood look floors and a gorgeous marble gas fireplace, creating a warm and inviting ambiance. The large family room offers recessed lighting, new ceiling fan and a double French doors access to the expansive grassy yard, making it an ideal space for relaxation and gatherings. The kitchen is a chefâ€™s delight, boasting upgraded cabinets with stylish hardware, gleaming granite countertops, a breakfast counter/bar, and a charming garden window that fills the space with natural light. Both bathrooms have been tastefully remodeled, with one featuring a sleek quartz countertop, tile flooring, and a luxurious walk-in shower. The home also includes a convenient laundry area with tons of cabinet space for added storage. Upgrades throughout include dual-pane windows, ceiling fans in every room, illuminated light switches, closet organizers, new carpet, wood-like tile flooring, mirror closet doors and copper plumbing. Modern Smart home features, central air, and forced heat ensure year-round comfort. Step outside into your own private oasisâ€”an expansive backyard with mature landscaping, a large patio with a charming gazebo, a fruitful lemon



tree, and a large custom built storage shed with cement floor. The extended driveway and attached two-car garage provide ample parking and convenience. This exceptional home is truly a rare findâ€"donâ€™t miss your chance to make it yours!

Built in 1956

## Essential Information

MLS® #	SR25026077
Price	\$1,099,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,902
Acres	0.20
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Robert Booth
Listing Office	Pinnacle Estate Properties

## Community Information

Address	7349 Sale 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, Phone Available, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Concrete, Direct Access, Driveway Level, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Workshop in Garage

# of Garages	2
Garages	Concrete, Direct Access, Driveway Level, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Workshop in Garage
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Drywall, Concrete, Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Paved, Rectangular Lot, Sprinklers Timer, Sprinkler System, Street Level, Walkstreet, Yard, Lawn
Windows	Double Pane Windows, Garden Window(s), Plantation Shutters, Screens, Skylight(s)
Roof	Composition
Construction	Drywall, Concrete, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Built-in Features, Block Walls, Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, Granite Counters, Living Room Deck Attached, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Tile Counters, Unfurnished, All Bedrooms Down, Bedroom on Main Level, Galley Kitchen, Main Level Primary
Appliances	Built-In Range, Dishwasher, Disposal, Gas Range, Vented Exhaust Fan, Water Heater
Heating	Central, Fireplace(s), Wood
Cooling	Central Air, Gas
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	January 30th, 2025
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Days on Market	51
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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