

# **\$1,225,000 - 8629 Delmonico Avenue, West Hills**

MLS® #SR25038026

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## **\$1,225,000**

4 Bedroom, 3.00 Bathroom, 2,471 sqft  
Residential on 0 Acres

N/A, West Hills,

Appealing, 2 story with 2,471 sq ft. This 4 bedroom, 2.5 bath home in pleasant residential neighborhood on a cul-de-sac with spectacular mountain views! Great curb appeal with brick accents and drought conscious landscaping to make the most of the terrain. Covered front entry leads to double front doors with decorative glass, opening to a formal foyer. Inside are stylish and thoughtful touches throughout including light wood-like laminate flooring, recessed lighting, ceiling fans, dual pane windows, updated furnace and AC. Formal living room offers a large picture window, designed to capitalize on the wonderful views. Sizable, family room boasts a wonderful brick fireplace with herringbone pattern and raised hearth and French doors out to the back patio. Large archway connects to both kitchen and sunny breakfast room with large bay window and seat. Adjacent kitchen has been remodeled and updated with an eye for both style and function, including a breakfast bar, granite counters, stainless steel appliances, custom soft-close cabinetry, and double oven. True formal dining room adds to the home's appeal, versatility, and ability to entertain. The laundry room, with tile floors and direct yard access, sits near the powder bath for added convenience. Upstairs, 3 well-appointed bedrooms feature recessed lighting, ceiling fans, and plush carpeting and share a full, hall bath with double sink vanity. The primary suite offers ample space, dual closets (one walk-in and one mirrored), and a



full en-suite bath with a Roman style soaking tub. The expansive, 11,000+ sq ft lot allows for a large backyard with wide patio, lush lawn, stunning shade tree, and spectacular open-space views of the surrounding hills. The property includes a three-car garage with direct access, with one of the bays converted (without permits) into additional living space, or use as a fifth and main level bedroom. There is also a long, RV-accessible driveway along the side of the house. Ideal space to build another garage or ADU. The location cannot be beaten, nestled into the foothills of the Chatsworth Nature Preserve and conveniently located near shopping, dining, hiking and entertainment. Don't miss out on this one!

Built in 1976

**Essential Information**

MLS® #	SR25038026
Price	\$1,225,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,471
Acres	0.26
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Stephanie Vitacco
Listing Office	Equity Union

**Community Information**

Address	8629 Delmonico Avenue
Area	WEH - West Hills
Subdivision	N/A
City	West Hills

County	Los Angeles
Zip Code	91304

## Amenities

Parking Spaces	3
Parking	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, Side By Side, Concrete, Converted Garage, RV Access/Parking, RV Gated, See Remarks
# of Garages	3
Garages	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, Side By Side, Concrete, Converted Garage, RV Access/Parking, RV Gated, See Remarks
View	Mountain(s), City Lights, Hills, Trees/Woods
Pool	None

## Exterior

Exterior	Frame, Brick, Stucco, Wood Siding
Exterior Features	Brick Driveway, Rain Gutters
Lot Description	Back Yard, Front Yard, Desert Back, Desert Front, Gentle Sloping, Landscaped, Sloped Up, Sprinkler System, Yard
Windows	Double Pane Windows, Blinds, Wood Frames
Roof	Tile
Construction	Frame, Brick, Stucco, Wood Siding

## Interior

Interior	Carpet, Laminate, Tile, Vinyl, See Remarks
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Walk-In Closet(s), Breakfast Area, Built-in Features, Recessed Lighting
Appliances	Dishwasher, Range Hood, Built-In Range, Convection Oven, Double Oven, Gas Cooktop, Gas Water Heater, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Raised Hearth
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	February 20th, 2025
Days on Market	21
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

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