

\$799,999 - 7439 Fallbrook Avenue, West Hills

MLS® #SR25044649

\$799,999

4 Bedroom, 3.00 Bathroom, 1,952 sqft

Residential on 0 Acres

N/A, West Hills,

Beautiful West Hills entertainerâ€™s POOL home with 1 bedroom 1 bathroom GUEST QUARTERS that offers the perfect OPPORTUNITY for a JR. ADU. The decorative wrought iron fencing, colorful raised planters, orange, peach and plum trees, fragrant rose bushes, well-trimmed hedges and covered entryway enhance its eye-catching curb appeal. The living room is bathed in natural light and is enhanced by recessed lights, crown molding, a built-in entertainment center with showcase shelving and storage, gas burning fireplace, and striking hardwood floors. Updated kitchen with recessed lights, rich wood cabinetry that reaches the ceiling, granite countertops, dual basin sink, gas cooktop, ventilation hood, built-in oven, dishwasher and easy-care tiled floors. The dining room fittingly adjoins the kitchen and with its sparkling window and tiled floors it is perfect for any occasion. The primary bedroom is drenched in natural light and is enriched with picture windows that frame the backyard and pool views, ample closet space, and gleaming hardwood floors: plus, a private en suite bathroom with granite topped vanity, large dressing mirror with sundry storage, custom tiled soaking tub, and tiled floors. 2 additional (main house) bright and airy bedrooms with sparkling windows, ample closet space to maximize storage and wood laminate floors. Guest bathroom with single vanity, integrated basin, framed dressing mirror, tiled tub/shower and tiled



floors. The expansive bonus/family room is bathed in natural light from a multitude of widows and is further enhanced by a large skylight, ceiling fan, two separate doors that lead to the backyard, and gleaming wood-grained vinyl floors. Perfect for an entertaining, quiet relaxation or family gatherings. BONUS: 1 bedroom 1 bath guest quarters or possible JR ADU opportunity. Central air and heat. Copper plumbing. The private backyard will be a favorite entertainment destination with its expansive covered and custom tiled patio with lights and dual ceiling fans, fenced and heated sparkling in-ground pool, gazebo with ample room for an outdoor dining table, ficus and avocado trees, and an additional open patio. Oversized remote control gated driveway, 2 car covered carport, and uncovered parking space to accommodate up to 4 more cars. All of this and more is just minutes away from Westfield Topanga, the Village outdoor mall, Fallbrook shopping center, and within walking distance of restaurants, shopping and public transportation.

Built in 1959

Essential Information

MLS® #	SR25044649
Price	\$799,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,952
Acres	0.19
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jim Sandoval

Listing Office Park Regency Realty

Community Information

Address 7439 Fallbrook Avenue
Area WEH - West Hills
Subdivision N/A
City West Hills
County Los Angeles
Zip Code 91307

Amenities

Parking Spaces 4
Parking Carport, Driveway, Converted Garage
Garages Carport, Driveway, Converted Garage
View Pool
Has Pool Yes
Pool Fenced, Gas Heat, In Ground, Private, Filtered
Security Security Gate

Exterior

Exterior Features Lighting
Lot Description Back Yard, Front Yard, Landscaped, Near Public Transit, Sprinklers Manual
Windows Skylight(s)

Interior

Interior Tile, Vinyl, Wood
Interior Features Ceiling Fan(s), Separate/Formal Dining Room, Recessed Lighting, All Bedrooms Down, Crown Molding, Granite Counters, Pantry, Unfurnished
Appliances Dishwasher, Gas Cooktop, Disposal, Range Hood
Heating Central, Fireplace(s)
Cooling Central Air, Wall/Window Unit(s)
Fireplace Yes
Fireplaces Gas, Living Room
of Stories 1
Stories One

School Information

District Los Angeles Unified

Additional Information

Date Listed	March 26th, 2025
Days on Market	8
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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