

\$790,000 - 9709 Willis Avenue, North Hills

MLS® #SR25054148

\$790,000

3 Bedroom, 2.00 Bathroom, 1,295 sqft

Residential on 0 Acres

N/A, North Hills,

Discover the potential of this charming single-family residence with 3 bedrooms, 2 bathrooms with the bonus of a garage conversion offering 2 additional bedrooms, it's ideal for the multigenerational household. The garage conversion is unpermitted but thoughtfully constructed with quality workmanship adding so much potential to this residence. As you arrive at the frontage of this property you will be greeted with attractive curb appeal inspired by low tolerant landscaping. Once inside, you will find a spacious living room with an adjacent dining area providing ample natural lighting with views of the rear covered patio area. The large breakfast bar is perfect for your morning coffee or tea rituals. The kitchen features rustic wood cabinets (hand-crafted by the owner), tile counter tops, built-in appliances and a window overlooking the side yard and fruit trees foliage. Adding to the home's functionality, you will find an indoor laundry room with plenty of storage cabinets. The hallway leads to bedrooms with wall closets in addition to overhead storage cabinets and a full bathroom accented with wains-coating tile walls. On the other wing of the residence, you will find the 3rd bedroom with a private 3/4 bathroom plus access to the 2 additional rooms of the garage conversion. These rooms are a versatile space and can be adapted to your living space needs. Now, let's go to the outdoors of this property. The expansive driveway provides ample parking space, including potential RV &



boat access. The low maintenance backyard is designed for effortless enjoyment, making the yard perfect for entertaining and relaxation during the upcoming spring & summer months. Situated in a central North Hills location, this property offers convenient access to shopping, dining & major freeways. Don't miss out on this fantastic opportunity to call this property HOME!

Built in 1955

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | SR25054148 |
| Price | \$790,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,295 |
| Acres | 0.19 |
| Year Built | 1955 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Traditional |
| Status | Closed |
| Listing Agent | Raquel Magro |
| Listing Office | Pinnacle Estate Properties, Inc. |

Community Information

| | |
|-------------|--------------------|
| Address | 9709 Willis Avenue |
| Area | NOH - North Hills |
| Subdivision | N/A |
| City | North Hills |
| County | Los Angeles |
| Zip Code | 91343 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Concrete, Door-Multi, Driveway, Garage, Converted Garage, RV Potential |

| | |
|--------------|--|
| # of Garages | 2 |
| Garages | Concrete, Door-Multi, Driveway, Garage, Converted Garage, RV Potential |
| View | Mountain(s) |
| Pool | None |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s) |

Exterior

| | |
|-----------------|---------------------------------|
| Exterior | Stucco |
| Lot Description | Front Yard, Near Public Transit |
| Roof | Composition |
| Construction | Stucco |

Interior

| | |
|-------------------|--|
| Interior | Carpet, Laminate, Tile |
| Interior Features | Beamed Ceilings, Ceiling Fan(s), Tile Counters, Walk-In Closet(s), Breakfast Bar |
| Appliances | Dishwasher, Gas Water Heater, Microwave |
| Heating | Central |
| Cooling | Central Air |
| Fireplaces | None |
| # of Stories | 1 |
| Stories | One |

School Information

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|----------|---------------------|
| District | Los Angeles Unified |
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Additional Information

| | |
|-----------------|------------------|
| Date Listed | March 12th, 2025 |
| Days on Market | 9 |
| Zoning | LARS |
| Short Sale | N |
| RE / Bank Owned | N |

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