

\$1,125,000 - 29034 Via Patina, Valencia

MLS® #SR25082008

\$1,125,000

4 Bedroom, 4.00 Bathroom, 2,502 sqft
Residential on 0 Acres

Arte (at West Hills) (ARTWH), Valencia,

Welcome to luxury living behind the gates of West Hills, Valencia. Perched on a quiet street high above the valley in this exclusive gated community, this designer-curated home offers stunning wraparound views of mountain skylines and rolling hills. Lighted entry pillars greet you along a lush green landscape, with paver walkways that continue to the backyard, creating an elegant and inviting arrival every time you come home north facing front door. This model-perfect home offers 4 spacious bedrooms, including private downstairs Jr. Suite w/ full bathroom ideal for guests or multi-gen living – 3.5 beautifully updated bathrooms, and a loft drenched in natural light that could easily convert to a 5th bedroom. Soaring 9-foot ceilings throughout add to the sense of openness and space, while a dramatic lofted staircase opens to the second floor. Designer upgrades include Restoration Hardware and Pottery Barn light fixtures, engineered wood floors, plantation shutters with window casings, gas fireplace, keyless entry, tankless water heater, dual-zone HVAC, additional fire resistant sound absorbing insulation & solar. The kitchen boasts stainless appliances, oversized eat-in island, pantry, subway tile backsplash, and oversized glass designer pendants. The separate dining area features crown moulding and scenic views. The primary suite offers a luxurious retreat, featuring a remodeled bathroom with dual Pottery Barn vanities, a soaking tub, walk-in shower, and a spacious walk-in closet. An



additional retreat area, perfect for a home office or gym, opens to a private balcony with expansive valley views. Secondary bedrooms are generously sized and share a dual vanity bathroom. There's no shortage of storage: a walk-in linen closet, walk-in hall closet, upstairs laundry room with cabinetry, and built-ins throughout. Step into your private backyard retreat, where pristine turf, paver pathways, blooming jasmine, a fruiting lemon tree, and high brick privacy walls create a peaceful escape overlooking the valley. As night falls, bistro lights cast a warm glow while city lights twinkle across the distant hills – the perfect setting for entertaining or simply unwinding under the stars. The two-car garage is immaculate with tiered heavy duty overhead storage. Quick access to miles of walking trails, resort-style pools, parks, playgrounds, shopping, dining, and award-winning schools. Bring your family, your furry friends, and come make unforgettable memories! Welcome home.

Built in 2017

Essential Information

MLS® #	SR25082008
Price	\$1,125,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,502
Acres	0.12
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Mary Jane Spangenberg

Listing Office Equity Union

Community Information

Address 29034 Via Patina
Area VLWH - Valencia West Hills
Subdivision Arte (at West Hills) (ARTWH)
City Valencia
County Los Angeles
Zip Code 91354

Amenities

Amenities Clubhouse, Controlled Access, Sport Court, Maintenance Grounds, Horse Trails, Management, Meeting/Banquet/Party Room, Barbecue, Picnic Area, Playground, Pool, Pets Allowed, Spa/Hot Tub, Trail(s), Fire Pit, Outdoor Cooking Area, Security
Parking Spaces 4
Parking Driveway, Garage
of Garages 2
Garages Driveway, Garage
View Mountain(s)
Has Pool Yes
Pool Association
Security Security Gate, Gated Community, 24 Hour Security, Fire Sprinkler System

Exterior

Exterior Stucco
Exterior Features Rain Gutters, Lighting
Lot Description ZeroToOneUnitAcre, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot, Sprinkler System
Windows Double Pane Windows, Plantation Shutters
Roof Tile
Construction Stucco
Foundation Slab

Interior

Interior Carpet, Tile, Wood
Interior Features Breakfast Bar, Balcony, Crown Molding, Granite Counters, Open Floorplan, Stone Counters, Recessed Lighting, Bedroom on Main Level, Loft, Primary Suite, Walk-In Closet(s)
Appliances Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Tankless Water

	Heater, Dryer, Washer, Convection Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	William S. Hart Union
Elementary	West Creek Academy
Middle	Rio Norte
High	Valencia

Additional Information

Date Listed	May 6th, 2025
Days on Market	50
Zoning	LCA25*
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 13th, 2026 at 7:55am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.