

\$1,199,999 - 7701 Quimby Avenue, West Hills

MLS® #SR25090081

\$1,199,999

4 Bedroom, 3.00 Bathroom, 2,308 sqft

Residential on 0 Acres

N/A, West Hills,

Zoned to top rated schools Justice Street Academy Charter, Hale Charter Academy, and the award-winning El Camino Real Charter High School. Built in 1979, this stunning, updated single level 4-bedroom, 3-bath home features a new roof and sits on a prime corner lot and offers 2,308 sq ft of living space with a thoughtfully designed open-concept layout, high vaulted ceilings, and charming arched entryways that add character and elegance. From the moment you step inside, experience a seamless flow from the entry to the living areas, making the space inviting and warm, perfect for entertaining and everyday living.

A unique atrium at the heart of the home blends indoor and outdoor elements, allowing natural sunlight to fill the rooms from multiple windows, creating a peaceful retreat visible from the formal living and dining rooms and one of the bedrooms currently used as an office. The sleek, renovated kitchen with a center island is open to the family room, allowing you to create delicious culinary delights while entertaining your family and friends. One of the bedrooms and bathrooms is located in the east wing of the house, separate from the other bedrooms and adjacent to the garage, providing privacy and the potential to create a separate living quarters, or ADU, perfect for multi-generational living. Upgrades include a new roof, updated bathrooms, new decorative lighting, new drought-resistant landscaping, luxury flooring,



and double-pane windows.

This move-in-ready home offers exceptional value and endless possibilities. Such a prime location, minutes from scenic hiking trails, world-class shopping, and dining at Westfield Topanga, The Village, and Calabasas Commons. Do not miss the chance to own this rare single-level property in West Hills! *Some photos have been virtually staged.

Built in 1979

Essential Information

MLS® #	SR25090081
Price	\$1,199,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,308
Acres	0.17
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Mark Gonzales
Listing Office	Compass

Community Information

Address	7701 Quimby Avenue
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91304

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
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Parking Spaces	2
Parking	Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Driveway, Garage Faces Front, Garage
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	Front Yard, Corner Lot, Level, Rectangular Lot, Yard, ZeroToOneUnitAcre
Windows	Atrium
Roof	Shingle

Interior

Interior	Laminate
Interior Features	Breakfast Bar, Eat-in Kitchen, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Atrium
Appliances	Dishwasher, Gas Oven, Gas Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Family Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	March 25th, 2025
Days on Market	55
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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