

\$1,199,000 - 9314 Stevens Way, West Hills

MLS® #SR25092442

\$1,199,000

4 Bedroom, 4.00 Bathroom, 3,061 sqft
Residential on 1 Acres

N/A, West Hills,

Here's your chance again! Back up offer NOW!

MASSIVE \$200K PRICE REDUCTION!

Don't miss this rare sanctuary. Come see the part of LA most people don't even know exists - one visit and you'll wonder why you didn't move here sooner.

Welcome to your hidden luxury retreat - a 3-story modern masterpiece tucked away in the majestic rock formations of Box Canyon/Lake Manor. Just 30 minutes to Malibu, 45 to Beverly Hills, and 10 to Westfield Topanga & The Village, this 3,600 sqft estate sits on a massive 26,000 sqft lot at the end of a private road - total seclusion with convenience at your fingertips.

This is not your average home. Designed and overbuilt by an engineer for durability, safety, and peace of mind, this home offers panoramic views of rolling mountains, sparkling city lights, and a seasonal stream winding through your own backyard. It's the rare blend of modern luxury and raw California beauty.

Inside, enjoy:

A chef's kitchen with stainless appliances and a curved glass wall framing city light views

Formal dining area and stylish family room with fireplace

Spacious bedrooms with sweeping vistas from every window

Primary suite with dual walk-in closets and a spa-inspired bath

Junior ensuite with brand-new \$20K skylights and private balcony



Lower level with separate entrance, bedrooms, and full bath – perfect for rental, guests, or a home office

Garage currently staged as a 5th bedroom or flexible bonus space

Outside is your personal paradise:

Park 10+ cars, RVs, or a boat in the oversized driveway. Host sunset dinners with city lights as your backdrop. BBQ on your elevated patio surrounded by nature. Sip morning coffee on the balcony. Relax under the stars in complete privacy.

There are only 2 other homes on the street – no traffic, no noise. Just you, nature, and unmatched tranquility.

And here's the kicker: this is less expensive than nearby cookie-cutter homes, but offers more land, better views, and endless potential – especially with a multi-billion-dollar development coming nearby. Back up offers acceptable.

Built in 1990

Essential Information

MLS® #	SR25092442
Price	\$1,199,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,061
Acres	0.60
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	Poupee Komenkul
Listing Office	Rodeo Realty

Community Information

Address	9314 Stevens Way
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91304

Amenities

Utilities	See Remarks, Electricity Connected
Parking Spaces	8
Parking	Driveway, Garage, Garage Faces Front
Garages	Driveway, Garage, Garage Faces Front
View	Canyon, City Lights
Pool	None

Exterior

Lot Description	Irregular Lot, Paved, Sprinklers Timer
Roof	Composition, Shingle

Interior

Interior	Stone
Interior Features	Balcony, Eat-in Kitchen, Main Level Primary, Separate/Formal Dining Room, Walk-In Closet(s)
Appliances	Built-In Range, Dishwasher, Double Oven
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Great Room, Living Room, Primary Bedroom, See Remarks, Wood Burning
# of Stories	3
Stories	Three Or More

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	May 15th, 2025
Days on Market	79
Zoning	LCR16000*

Short Sale N

RE / Bank Owned N

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