

# **\$850,000 - 23016 Saticoy Street, West Hills**

MLS® #SR25096817

---

## **\$850,000**

3 Bedroom, 2.00 Bathroom, 1,153 sqft  
Residential on 0 Acres

N/A, West Hills,

Welcome to this charming Pool Home in the heart of West Hills! This 3-bedroom, 2-bathroom home features a bright, open layout perfect for comfortable living and entertaining. The living room includes a cozy white-washed wood-burning fireplace and flows seamlessly into the kitchen, making it ideal for gatherings. Just off the living room is a bonus room with French doors and plenty of windows, currently being used as a bright dining area. This versatile space offers great natural light and is not included in the square footage, providing additional usable living space. The backyard is perfect for relaxing or entertaining, with a large pool and spa, pool heater, shower, and lighting. The home sits on an 8,400+ sq ft lot with a grassy front yard, vinyl fencing for added privacy, and front and back sprinklers with timers. Recent upgrades include a new roof and water heater (installed in 2023), copper plumbing, 4 security cameras, and a spacious 2-car attached garage with gated off-street parking accessed from the rear. Located close to shopping and dining at Fallbrook Center, Topanga Plaza, and The Village at Topanga, and zoned for top-rated schools like Pomelo Community Charter, Hale Charter Academy, and El Camino Real Charter High. With so many recent improvements and bonus space, this move-in ready home is a fantastic opportunity in one of West Hills's™ most desirable neighborhoods.

Built in 1956



## Essential Information

|                |                            |
|----------------|----------------------------|
| MLS® #         | SR25096817                 |
| Price          | \$850,000                  |
| Bedrooms       | 3                          |
| Bathrooms      | 2.00                       |
| Full Baths     | 2                          |
| Square Footage | 1,153                      |
| Acres          | 0.19                       |
| Year Built     | 1956                       |
| Type           | Residential                |
| Sub-Type       | Single Family Residence    |
| Status         | Closed                     |
| Listing Agent  | Beatriz Ortiz              |
| Listing Office | Homesmart Evergreen Realty |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 23016 Saticoy Street |
| Area        | WEH - West Hills     |
| Subdivision | N/A                  |
| City        | West Hills           |
| County      | Los Angeles          |
| Zip Code    | 91304                |

## Amenities

|                |                    |
|----------------|--------------------|
| Parking Spaces | 2                  |
| # of Garages   | 2                  |
| View           | None               |
| Has Pool       | Yes                |
| Pool           | In Ground, Private |

## Exterior

|                 |                   |
|-----------------|-------------------|
| Lot Description | ZeroToOneUnitAcre |
|-----------------|-------------------|

## Interior

|                   |                     |
|-------------------|---------------------|
| Interior Features | All Bedrooms Down   |
| Heating           | None                |
| Cooling           | Evaporative Cooling |
| Fireplace         | Yes                 |
| Fireplaces        | Living Room         |

|              |     |
|--------------|-----|
| # of Stories | 1   |
| Stories      | One |

## School Information

|          |                     |
|----------|---------------------|
| District | Los Angeles Unified |
|----------|---------------------|

## Additional Information

|                 |               |
|-----------------|---------------|
| Date Listed     | May 1st, 2025 |
| Days on Market  | 13            |
| Zoning          | LARS          |
| Short Sale      | N             |
| RE / Bank Owned | N             |

Based on information from California Regional Multiple Listing Service, Inc. as of December 18th, 2025 at 3:35am 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.