

# **\$975,000 - 7612 Vicky Avenue, West Hills**

MLS® #SR25118697

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## **\$975,000**

3 Bedroom, 2.00 Bathroom, 1,532 sqft  
Residential on 0 Acres

N/A, West Hills,

Dreams do come true! This West Hills home is beyond charming. It feels like you are living in a relaxed vacation mode. This curb appeal is off the charts! Front porch welcomes you with a porch swing and large front patio, the perfect place to enjoy your morning coffee. This 1532 sq ft house on a generous sized 7900 sq ft lot, features 3 bedrooms and 2 baths with separate family room and formal dining area. Dramatic vaulted ceilings, center brick fireplace and quality wood flooring. This open floor plan feels very spacious, light, bright, so much natural light! Updated kitchen with stone counter tops and updated appliances, you never feel like your isolated in the kitchen with the adjacent family room and overlooking the rear yard, Primary bedroom has an ensuite updated bathroom. This room is also very generous in size, the additional bedrooms are nice sized as well. Hallway bathroom has also been updated, you just move right in and enjoy this turnkey home. Large backyard with oversized side yards, spacious covered patio (recently redone) with lots of shade and seating. A great mix of hardscape and landscaping, creative use of all areas in this back yard. Fire pit area, and freestanding storage/office space 80 sq ft with electricity and A/C and heat. Leased solar to keep the utilities in check , current monthly payment is \$148. Lots of upgrades: newer A/C, copper pipes, smart home devices, water heater replaced 2022, dual paned windows 2023. Culdesac location too, this is a must see



home, Hurry.

Built in 1976

**Essential Information**

MLS® #	SR25118697
Price	\$975,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,532
Acres	0.18
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch, Modern
Status	Closed
Listing Agent	Christine Williams
Listing Office	RE/MAX One

**Community Information**

Address	7612 Vicky Avenue
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91304

**Amenities**

Utilities	Natural Gas Connected, Sewer Connected, Water Connected, Electricity Connected
Parking Spaces	2
Parking	Driveway, Garage, Direct Access, Garage Faces Front
# of Garages	2
Garages	Driveway, Garage, Direct Access, Garage Faces Front
View	None
Pool	None

**Exterior**

Lot Description	Cul-De-Sac, Sprinklers In Rear, Sprinklers In Front, Sprinkler System
Windows	Blinds, Double Pane Windows
Roof	Composition
Foundation	Slab

## Interior

Interior Features	Separate/Formal Dining Room, All Bedrooms Down, Block Walls, Granite Counters, Open Floorplan, Storage
Appliances	Dishwasher, Disposal, Gas Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas Starter
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	May 28th, 2025
Days on Market	14
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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