

# \$1,299,999 - 8245 Shoup Avenue, West Hills

MLS® #SR25129446

**\$1,299,999**

7 Bedroom, 5.00 Bathroom, 3,275 sqft

Residential on 0 Acres

N/A, West Hills,

Don't miss your chance to own this incredible income-generating gem in the heart of West Hills! Perfectly situated on an oversized corner lot, this beautifully upgraded property offers four separate units, making it the ideal turnkey investment for a savvy buyer or owner-user.

The main residence is a spacious 3-bedroom, 2-bath home with 1,460 sq ft, fully remodeled in 2019 and thoughtfully updated with modern finishes throughout. Just behind the main home, a permitted garage conversion (JADU) adds a sleek and functional studio with 1 bath and 462 sq ft—perfect for extra income or a guest suite. In the two-story structure, you'll find a well-designed 2-bedroom, 1-bath ADU with 810 sq ft on the lower level, and above it, a bright and airy studio dwelling unit with 1 bath and 437 sq ft, featuring its own private entrance and an impressive 350 sq ft balcony—an ideal space for relaxing or entertaining. All units were built or upgraded between 2019 and 2020, with features including newer HVAC systems, updated plumbing and electrical, newer roof, dual-pane windows, modern bathrooms, recessed lighting, stylish flooring, tankless water heaters, and fresh paint inside and out. The property is topped off with owner-owned solar panels and drought-tolerant landscaping, offering low maintenance and energy efficiency for years to come. An added bonus: Each unit includes its own dedicated parking spot, providing convenience and added value for tenants. Located just minutes from



Westfield Topanga & The Village, the Calabasas Commons, Warner Center, the Rams training facility, and premier shopping destinations like Trader Joeâ€™s, Target, and Costco, this property offers an unbeatable blend of convenience, lifestyle, and long-term potential. Youâ€™ll also enjoy proximity to major freeways, hiking trails, dining, parks, and top-rated schoolsâ€”making this a highly attractive rental location. All units are tenant-occupied, generating immediate rental income. Whether you're looking to expand your real estate portfolio or live in one unit while generating income from the others, this is a rare opportunity to own a high-performing, fully upgraded multi-unit property in one of the San Fernando Valleyâ€™s most desirable neighborhoods.

Built in 2020

## Essential Information

MLS® #	SR25129446
Price	\$1,299,999
Bedrooms	7
Bathrooms	5.00
Full Baths	1
Square Footage	3,275
Acres	0.21
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional, Modern
Status	Closed
Listing Agent	Daniel Ohana
Listing Office	The Agency

## Community Information

Address	8245 Shoup Avenue
Area	WEH - West Hills

Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91304

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Electricity Available, Natural Gas Available, Sewer Available, Water Available
Parking Spaces	4
Parking	Attached Carport, Driveway, On Street, See Remarks
Garages	Attached Carport, Driveway, On Street, See Remarks
View	Hills, Valley
Pool	None

## Exterior

Lot Description	Corner Lot, ZeroToOneUnitAcre
Windows	Double Pane Windows
Roof	Composition, Shingle

## Interior

Interior	Laminate, Wood
Interior Features	Built-in Features, Balcony, High Ceilings, Open Floorplan, Recessed Lighting, Bedroom on Main Level, Main Level Primary
Appliances	Dishwasher, Disposal, Gas Oven, Microwave, Refrigerator, Tankless Water Heater
Heating	Forced Air, Electric
Cooling	Central Air, Electric
Fireplaces	None
# of Stories	2
Stories	One, Multi/Split

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	June 10th, 2025
Days on Market	3
Short Sale	N
RE / Bank Owned	N

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