

\$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 Joe’s, Target, and Costco, this property offers an unbeatable blend of convenience, lifestyle, and long-term potential. You’ll also enjoy proximity to major freeways, hiking trails, dining, parks, and top-rated schools”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 Valley’s most desirable neighborhoods.

Built in 2020

Essential Information

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|----------------|-------------------------|
| 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

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|---------|-------------------|
| Address | 8245 Shoup Avenue |
| Area | WEH - West Hills |

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|-------------|-------------|
| 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

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

Interior

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|-------------------|---|
| 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

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| District | Los Angeles Unified |
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Additional Information

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

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