

# **\$849,000 - 9349 Hartman Way, West Hills**

MLS® #SR25148444

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## **\$849,000**

4 Bedroom, 2.00 Bathroom, 2,288 sqft  
Residential on 0 Acres

N/A, West Hills,

\*\*\* PRICE IMPROVEMENT \*\*\* Welcome to this charming Spanish-style residence, offering a spacious and versatile living environment. This home features 4 large bedrooms and 2 bathrooms, encompassing approximately 2,288 square feet of well-designed living space. Situated on a 7,000+ square-foot lot at the end of a peaceful cul-de-sac in the scenic Hills of Box Canyon, it provides a serene backdrop and stunning natural surroundings. Built with solid foundations, this property presents a wonderful opportunity for customization and updates to suit your personal style. The layout includes three generously sized bedrooms on the main level, with the primary suite located upstairs for added privacy. The formal dining area is conveniently positioned off the kitchen, flowing seamlessly into the inviting family room with wood burning fireplace. An expansive front deck offers a perfect vantage point to enjoy the tranquil hillside views and majestic boulders, ideal for relaxing or entertaining guests. The outdoor space also features a spacious side patio, perfect for a spa or outdoor retreat, as well as ample area for gatherings and outdoor activities. This home awaits your personal touch to restore its full potential and create a warm, inviting sanctuary. Don't miss the opportunity to make this special property your own.

Built in 1981



## Essential Information

MLS® #	SR25148444
Price	\$849,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,288
Acres	0.17
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional, Spanish
Status	Closed
Listing Agent	Julliann Woods
Listing Office	Pinnacle Estate Properties, Inc.

## Community Information

Address	9349 Hartman Way
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91304

## Amenities

Utilities	Electricity Connected, Water Connected, Cable Connected, Propane
Parking Spaces	2
Parking	Driveway, Garage, Garage Door Opener, RV Potential
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener, RV Potential
View	City Lights, Mountain(s), Canyon, Hills, Neighborhood, Rocks
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Frame, Stucco
Exterior Features	Lighting
Lot Description	Street Level, Agricultural, Rocks
Roof	Tile, Clay

Construction	Frame, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Open Floorplan, Bedroom on Main Level, Balcony, Galley Kitchen, Living Room Deck Attached, Primary Suite, Tile Counters
Appliances	Dishwasher, Refrigerator, Double Oven, Electric Cooktop, Range Hood, Trash Compactor
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Wood Burning
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	July 2nd, 2025
Days on Market	35
Zoning	LCR16000*
Short Sale	N
RE / Bank Owned	N

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