

# **\$1,099,000 - 8051 Bobbyboyar Avenue, West Hills**

MLS® #SR25157195

**\$1,099,000**

4 Bedroom, 3.00 Bathroom, 2,047 sqft

Residential on 0 Acres

N/A, West Hills,

**WEST HILLS POOL HOME ON CUL-DE-SAC  
-CONNECTS TO EL CAMINO CHARTER -**

Welcome to this spacious 4-bedroom, 2.5-bathroom home offering 2,047 square feet of comfortable living space, ideally located on a quiet cul-de-sac. Situated on an expansive 11,601 square foot flat lot, this property offers plenty of room to relax, play, and entertain—complete with RV parking.

Step inside to discover a cozy living room with a fireplace and a bright formal dining room.

The kitchen features granite countertops, Frigidaire stainless steel appliances, a dishwasher, and a separate eating area. A separate indoor laundry room adds daily convenience, along with a guest powder room and an updated hall bathroom with modern tile flooring.

All bedrooms are generously sized, with carpet in secondary rooms. The spacious primary suite boasts wood-like flooring, a private bathroom, and a sliding glass door that leads directly to the backyard.

Enjoy California living at its best in the large backyard—featuring a sparkling pool, an open covered patio perfect for outdoor dining, and ample space for entertaining or relaxing. Dual-pane sliding doors offer seamless access to this inviting outdoor oasis.

With its desirable layout and location and



connecting to El Camino Charter High School,  
this home has it all!!

Built in 1963

## Essential Information

MLS® #	SR25157195
Price	\$1,099,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,047
Acres	0.27
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	David Salmanson
Listing Office	Rodeo Realty

## Community Information

Address	8051 Bobbyboyar Avenue
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91304

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Garage, Oversized, RV Potential
# of Garages	2
Garages	Direct Access, Garage, Oversized, RV Potential
View	Neighborhood
Has Pool	Yes

Pool	In Ground, Private, Gunite
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Back Yard, Cul-De-Sac, Front Yard
Roof	Asbestos Shingle

## Interior

Interior	See Remarks
Interior Features	Bedroom on Main Level, All Bedrooms Down, Main Level Primary
Appliances	Dishwasher, Gas Oven, Gas Range, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
High	El Camino Charter

## Additional Information

Date Listed	July 14th, 2025
Days on Market	20
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

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