

# \$800,000 - 7701 Ducor Avenue, West Hills

MLS® #SR25160331

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## \$800,000

3 Bedroom, 2.00 Bathroom, 1,303 sqft  
Residential on 0 Acres

N/A, West Hills,

This is a traditional, one-story 3 bedroom, 1.75 bath home with central refrigerated air conditioning and forced air heat, a wood-burning fireplace and true formal dining room that could become a 4th bedroom. This quiet neighborhood is conveniently located near schools, shopping, local businesses and restaurants as well as the Warner Center, with all of the new improvements and development there that is underway. There is also a double attached garage with side by side parking in addition to the driveway that will park several cars, and a good-sized backyard just beyond the enclosed patio. The home has 1,303 square feet and sits on a 7,528 square foot lot. Come take a look!



Built in 1961

## Essential Information

MLS® #	SR25160331
Price	\$800,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,303
Acres	0.17
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional

Status	Closed
Listing Agent	Cindy Royall Libonati
Listing Office	Sothebys International Realty

## Community Information

Address	7701 Ducor 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	5
# of Garages	2
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Front Yard, Yard, Lawn, Near Public Transit, Rectangular Lot, Sprinklers In Front, Sprinklers In Rear, Sprinkler System, Walkstreet
Roof	Composition
Foundation	Slab

## Interior

Interior	Laminate, See Remarks
Interior Features	Ceiling Fan(s), Pantry, All Bedrooms Down
Appliances	Disposal, Gas Water Heater, Refrigerator, Water Heater, Dryer, Washer
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning, Gas Starter
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
Elementary	Justice
High	Canoga Park

### **Additional Information**

Date Listed	July 16th, 2025
Days on Market	11
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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