

# \$1,000,000 - 8801 Hayvenhurst Avenue, North Hills

MLS® #SR25173268

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## \$1,000,000

3 Bedroom, 2.00 Bathroom, 1,883 sqft  
Residential on 0 Acres

N/A, North Hills,

Huge oversized 18,408 sq. ft. flat lot in North Hills with multiple access points, including a front horseshoe driveway and alley access on the side that may allow for a second driveway or rear entry.



The property will be delivered vacant

This property offers exceptional potential for ADU/JADU development, small-lot subdivision, home-based business, or multi-use expansion. The lot also provides ample space for RV, trailer, or work vehicle parking, and includes a large outbuilding at the back of the property. Property is being sold strictly AS-IS, with no inspections, repairs, or warranties, and all offers are subject to approval by the estate's beneficiary. An appraisal appraising the property's value as of October 2024 can be provided upon request. Buyer to independently verify all details, zoning, and potential uses with the city.

Built in 1954

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | SR25173268  |
| Price          | \$1,000,000 |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,883       |

|                |                                  |
|----------------|----------------------------------|
| Acres          | 0.42                             |
| Year Built     | 1954                             |
| Type           | Residential                      |
| Sub-Type       | Single Family Residence          |
| Style          | Ranch                            |
| Status         | Closed                           |
| Listing Agent  | Brian Stace                      |
| Listing Office | Pinnacle Estate Properties, Inc. |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 8801 Hayvenhurst Avenue |
| Area        | NOH - North Hills       |
| Subdivision | N/A                     |
| City        | North Hills             |
| County      | Los Angeles             |
| Zip Code    | 91343                   |

### **Amenities**

|                |   |
|----------------|---|
| Utilities      | Sewer Connected, Water Available  |
| Parking Spaces | 12  |
| Parking        | Asphalt, Boat, Circular Driveway, Driveway, Garage, Garage Faces Front, On Site, Oversized, Pull-through, RV Access/Parking, See Remarks, Storage, Workshop in Garage |
| # of Garages   | 2   |
| Garages        | Asphalt, Boat, Circular Driveway, Driveway, Garage, Garage Faces Front, On Site, Oversized, Pull-through, RV Access/Parking, See Remarks, Storage, Workshop in Garage |
| View           | None  |
| Pool           | None  |

### **Exterior**

|                 |  |
|-----------------|--|
| Lot Description | Back Yard, Corner Lot, Front Yard, Level, Rectangular Lot, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Trees, Value In Land, Yard |
| Roof            | Shingle  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior          | Tile, Bamboo, Stone                           |
| Interior Features | All Bedrooms Down, Block Walls, Breakfast Bar |
| Appliances        | Gas Range                                     |
| Heating           | Central                                       |

|              |                  |
|--------------|------------------|
| Cooling      | Central Air      |
| Fireplace    | Yes              |
| Fireplaces   | Den, Family Room |
| # of Stories | 1                |
| Stories      | One              |

### **School Information**

|          |                     |
|----------|---------------------|
| District | Los Angeles Unified |
|----------|---------------------|

### **Additional Information**

|                 |                 |
|-----------------|-----------------|
| Date Listed     | July 31st, 2025 |
| Days on Market  | 47              |
| Zoning          | LARS- LAR1 (t)  |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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