

\$949,999 - 8515 Eatough Place, West Hills

MLS® #SR25178557

\$949,999

4 Bedroom, 3.00 Bathroom, 2,182 sqft
Residential on 0 Acres

N/A, West Hills,

This great home is ideally situated at the end of a quiet cul-de-sac in one of West Hills's™ most sought-after neighborhoods. Set on a huge 12,182 sq. ft. lot, its manicured hedges, mature shade trees, colorful flowerbeds and welcoming covered brick entryway create standout curb appeal. Double doors with frosted glass inserts open to a bright and flowing, open concept floor plan, offering approximately 2,182 sq. ft. of living space. The generously sized, sun-drenched living room features a raised-hearth brick fireplace and wall-to-wall carpet. The cook in the family will truly appreciate the thoughtfully designed and updated kitchen with its tray ceiling, recessed lighting, ceiling-height wood-grained cabinetry, Corian® countertops, full tile backsplash, dual-basin sink, built-in oven, electric cooktop, range hood with task lighting, dishwasher, convenient center island with breakfast bar that provide a casual dining option and easy-care wood laminate flooring. The formal dining room with its, picture window, drop-down lighting, chair railings and wall-to-wall carpet offers an ideal setting for any occasion. The family room adjoins the kitchen and features a lighted ceiling fan, sliding doors that open to the backyard patio, and gleaming wood laminate floors. The expansive primary suite is rich with many architectural elements and is highlighted by sparkling windows, ample closet space to maximize storage and wall-to-wall carpet. The en suite bathroom showcases a white vanity,



framed mirror with storage, and a glass-enclosed tiled step-in shower. The three additional generously sized, bright and airy bedrooms, offer sparkling windows that invite natural light, and plenty of closet space. One bedroom is conveniently located downstairs and offers a double door entry, large picture window, custom built-in shelving, and glistening wood laminate floors. Full guest bathroom with white vanity, tiled countertop, large mirror, linen closet, combination tub/shower, wainscoting, and tiled floors. Hallway with additional storage cabinets. Handy guest powder room with white vanity, framed dressing mirror and Hollywood style lighting. New AC and Heat 2025. The backyard is designed for privacy and relaxation and is also the perfect entertainment space, offering a sparkling in-ground pool, spacious covered patio, manicured hedges, colorful raised flowerbeds, spacious green lawn, and tall shade and palm trees.

Built in 1960

Essential Information

MLS® #	SR25178557
Price	\$949,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,182
Acres	0.28
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jim Sandoval
Listing Office	Park Regency Realty

Community Information

Address	8515 Eatough Place
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91304

Amenities

Parking Spaces	4
Parking	Door-Single, Driveway, Garage Faces Front, Garage, Direct Access, Side By Side
# of Garages	2
Garages	Door-Single, Driveway, Garage Faces Front, Garage, Direct Access, Side By Side
View	Pool
Has Pool	Yes
Pool	In Ground, Private
Security	Prewired

Exterior

Lot Description	Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn
Windows	Drapes

Interior

Interior	Carpet, Laminate, Tile
Interior Features	Breakfast Bar, Ceiling Fan(s), Bedroom on Main Level, Built-in Features, Open Floorplan, Paneling/Wainscoting, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Storage, Tile Counters, Tray Ceiling(s), Unfurnished
Appliances	Dishwasher, Electric Oven, Disposal, Electric Cooktop, Range Hood
Heating	Central
Cooling	Central Air, Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	August 14th, 2025
Days on Market	32
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

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