

\$1,079,000 - 8401 Farralone Avenue, West Hills

MLS® #SR25188058

\$1,079,000

3 Bedroom, 2.00 Bathroom, 1,901 sqft
Residential on 0 Acres

N/A, West Hills,

Experience the best of California living at 8401 Farralone Ave, nestled in the highly sought-after community of West Hills! This is a light-filled single-story West Hills gem featuring 1,901 SqFt of living space on an expansive 11,201 SqFt lot offering the perfect blend of comfort, upgrades and entertainerâ€™s appeal.

Step inside to find three spacious bedrooms and two bathrooms, plus a large flexible den with vaulted wood ceiling that could be converted into a 4th bedroom or office. The well thought out floor plan includes a large family room with cozy fireplace, a formal dining room, and a chefâ€™s kitchen with stainless steel appliances, gorgeous stone counters and under counter lighting. Newer engineered hardwood flooring (2025), wood floors, new paint and recessed lighting enhance the homeâ€™s modern feel.

As you step out from the living room, youâ€™re instantly greeted by the California dream. A seamless indoor-outdoor flow leads you to a backyard oasis complete with a covered patio complete with mounted outdoor TV and sounder, redone sparkling pool with waterfall, custom pavers and a bevy of fruit trees ... the perfect setting for summer BBQs, poolside lounging and unforgettable gatherings with family and friends. Recent updates bring peace of mind and efficiency: paid solar (2022), new roof (2022), attic



cleaning and new insulation (2024), whole-house fan (2024), new privacy fencing (2024), pool equipment (2020), Carrier AC, GE profile appliances and much more! Additional highlights: attached direct entry 2-car garage, recessed lights, new paint, stone counters in baths and thoughtful upgrades throughout.

All of this in one of the San Fernando Valley's most desirable neighborhoods, close to The Village, Westfield Topanga, Fallbrook Mall, hiking trails, parks, dining, shopping, and top-rated schools like Chaminade and Sierra Canyon. Easy access to the 101, 118, Ventura Blvd, and Topanga Canyon makes commuting a breeze. Don't miss the chance to make this beautifully updated pool home your own!

Built in 1959

Essential Information

MLS® #	SR25188058
Price	\$1,079,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,901
Acres	0.26
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Lonnie Mintz
Listing Office	Rodeo Realty

Community Information

Address	8401 Farralone 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
Parking Spaces	2
Parking	Direct Access, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage Faces Front, Garage
View	Neighborhood
Has Pool	Yes
Pool	In Ground, Private, Waterfall

Exterior

Lot Description	Back Yard, Front Yard, Sprinkler System
Roof	Shingle

Interior

Interior	Laminate, Tile, Wood
Interior Features	Separate/Formal Dining Room, Granite Counters, High Ceilings, Recessed Lighting, Primary Suite, Stone Counters
Appliances	Dishwasher, Gas Range, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Dining Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	August 28th, 2025
Days on Market	37
Zoning	LARE11
Short Sale	N

RE / Bank Owned N

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