

\$998,500 - 8374 Sausalito Avenue, West Hills

MLS® #SR25190409

\$998,500

3 Bedroom, 2.00 Bathroom, 1,622 sqft

Residential on 0 Acres

N/A, West Hills,

Step into possibility with this single-story 3 bedroom, 2 bath ranch-style retreat in desirable West Hills, offering 1,622 sq ft of living space on an oversized 11,320 sq ft lot. Great curb appeal with uncluttered, drought conscious landscaping and a facade that embraces mid-century charm. This well-cared for home has been freshened up with interior paint and brand new LVT flooring and is move-in ready yet brimming with opportunity to make your own. The stained-glass front opens directly into the formal living room with a large front picture window. The large archway leads on into an open plan informal living area boasting vaulted ceilings and an impressive stone fireplace which becomes the centerpiece for gatherings. An adjoining den/dining area addition expands the living space and offers sliding glass door access to the back patio. The kitchen blends functionality and character with stained-glass accents, wood cabinets, granite/stone counters, recessed lighting, and a handy passthrough. A dedicated laundry room, just off the kitchen, adds functionality and leads to a comfortable $\frac{3}{4}$ bath with tile surround. Down the hall are 3 good sized bedrooms, two of which share an updated, full, hall bath with beautiful granite surround. The large, primary bedroom offers a vanity area and private access to the $\frac{3}{4}$ bath. The home offers an attached 2-car garage with direct access. Outdoors, enjoy California living with generous patio area, mature and verdant landscaping, a large in-ground pool, a park-like



setting with drought considerate turf and landscaping, creating a space perfect for relaxing weekends, lively entertaining, and ample room to customize to your style of living. Well-situated in a friendly residential neighborhood, near a wide variety of shopping, dining, entertainment, and recreational options, like Westfield Topanga & The Village, Fallbrook Center, Chatsworth Nature Preserve, plus easy access to Topanga Canyon Blvd, the 118 and 101 freeways! Solid and comfortable with classic ranch charm, this home is ready for today while offering the chance to elevate it with your personal touch. Don't miss this opportunity!

Built in 1960

Essential Information

MLS® #	SR25190409
Price	\$998,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,622
Acres	0.26
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Stephanie Vitacco
Listing Office	Equity Union

Community Information

Address	8374 Sausalito Avenue
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91304

Amenities

Parking Spaces	2
Parking	Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Side By Side
# of Garages	2
Garages	Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Side By Side
View	None
Has Pool	Yes
Pool	In Ground, Private

Exterior

Exterior	Brick, Frame, Stucco, Wood Siding
Lot Description	Back Yard, Desert Front, Front Yard, Landscaped, Sprinkler System, Yard, Desert Back
Windows	Blinds, Double Pane Windows, Stained Glass
Roof	Composition
Construction	Brick, Frame, Stucco, Wood Siding

Interior

Interior	Vinyl
Interior Features	Built-in Features, Breakfast Area, Separate/Formal Dining Room, Granite Counters, Recessed Lighting, Galley Kitchen, Primary Suite
Appliances	Dishwasher, Gas Oven, Gas Range, Range Hood
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Raised Hearth
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
Elementary	Nevada
Middle	Columbus
High	Chatsworth

Additional Information

Date Listed	August 26th, 2025
Days on Market	28

Zoning LARE11

Short Sale N

RE / Bank Owned N

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