

# \$499,982 - 9800 Sepulveda Boulevard # 45, North Hills

MLS® #SR25194414

**\$499,982**

2 Bedroom, 2.00 Bathroom, 1,039 sqft

Residential on 2 Acres

N/A, North Hills,

Attention Homebuyer & Passive Income Investors! Here's an Fully Furnished & ARBnB Ready 2Bd 2Ba Multi Level Townhome with High Ceilings, Private 2-Car Garage & a Front Patio. The Unit Has Been Recently Refreshed with a New Paint & Has Some Upgrades Including Laminate & Tile Flooring, Newer Laundry Appliances, Tankless Water Heater and New Garage Door Opener. You'll Enjoy Spending Time In Front Of A Beautiful Fireplace in The Living Room. The Unit Offers Central A/C & Heating System with a Smart Nest Controller. The Spacious Kitchen with Dual Sink, Stainless Steel Appliances & Granite Countertops is Ready For a Gourmet Chief & Family Gatherings in The Adjacent Dining Room Overlooking the Living Room with Garden-View Windows. You Will Love the Abundance of Closets & Storage Space. The Owner Recently Reinstalled the Ventilation System. The Attached Private 2-Car Garage Has A Direct Access to The Unit for Your Daily Convenience. Video Tour:  
<https://www.wellcomemat.com/mls/59k5c58adf201mbem>



Built in 1981

## Essential Information

MLS® # SR25194414

Price \$499,982

Bedrooms 2

Bathrooms	2.00
Full Baths	2
Square Footage	1,039
Acres	2.02
Year Built	1981
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Oksana Strand
Listing Office	Equity Union

## Community Information

Address	9800 Sepulveda Boulevard # 45
Area	NOH - North Hills
Subdivision	N/A
City	North Hills
County	Los Angeles
Zip Code	91343

## Amenities

Amenities	Pool, Spa/Hot Tub
Utilities	Electricity Available, Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	Neighborhood
Has Pool	Yes
Pool	Community, Fenced, Gunite, In Ground, Association
Security	Carbon Monoxide Detector(s), Security Gate, Gated Community, Smoke Detector(s)

## Exterior

Exterior	Drywall, Stucco, Glass
Roof	Common Roof
Construction	Drywall, Stucco, Glass

## Interior

Interior	Laminate
Interior Features	Balcony, Separate/Formal Dining Room, Multiple Staircases, All Bedrooms Up, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator, Water Heater, Washer
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Gas Starter, Living Room
# of Stories	3
Stories	Three Or More

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	August 29th, 2025
Days on Market	33
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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