

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

MLS® #SR25194414

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**\$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 |
|----------|---------------------|

### **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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