

# \$699,000 - 8651 Ranchito Avenue, Panorama City

MLS® #SR25224120

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## \$699,000

3 Bedroom, 1.00 Bathroom, 1,374 sqft  
Residential on 0 Acres

N/A, Panorama City,

Single-story gated home with major upgrades and a permitted large family room – perfect for an ADU conversion! Enjoy a spacious living room, kitchen with breakfast nook, large bedrooms, and a full bathroom, plus a 2-car garage and wide driveway for extra parking. The private entertainer’s backyard features a small above-ground pool, covered patio with built-in sink, manicured landscaping, and mature trees. Upgrades include an approximately 10-year-old roof, 200-amp electrical panel, dual-pane windows, and purchased solar with about 10 years remaining at just \$85/month. Located in a quiet, rapidly transforming pocket just off Woodman Ave, close to Vallarta, CVS, Kaiser, and minutes to the 405, 170 & 5 freeways. This welcoming home shows pride of ownership throughout. Ask about the ADU potential using the existing garage and the permitted family room (buyer to verify). Schedule a private showing today!



Built in 1950

## Essential Information

MLS® #	SR25224120
Price	\$699,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,374
Acres	0.14

Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Arthur Aslanian
Listing Office	Berkshire Hathaway HomeServices California Properties

### **Community Information**

Address	8651 Ranchito Avenue
Area	PC - Panorama City
Subdivision	N/A
City	Panorama City
County	Los Angeles
Zip Code	91402

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete, Driveway Level, Garage, Electric Gate, Gated
# of Garages	2
Garages	Concrete, Driveway Level, Garage, Electric Gate, Gated
View	None
Has Pool	Yes
Pool	Above Ground, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Security Gate

### **Exterior**

Exterior	Stucco
Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Level, Near Park, Near Public Transit, Rectangular Lot, Walkstreet
Windows	Double Pane Windows, Plantation Shutters
Roof	Shingle
Construction	Stucco
Foundation	Raised

### **Interior**

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Breakfast Area
Appliances	Disposal, Gas Range, Refrigerator, Range Hood, Water Heater
Heating	Wall Furnace, Natural Gas
Cooling	Evaporative Cooling
Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	September 24th, 2025
Days on Market	57
Short Sale	N
RE / Bank Owned	N

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