

# **\$1,398,000 - 7454 Sausalito Avenue, West Hills**

MLS® #SR25253698

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## **\$1,398,000**

5 Bedroom, 4.00 Bathroom, 2,629 sqft  
Residential on 0 Acres

N/A, West Hills,

Sensational single story Spanish pool home with detached guest unit! Set back from the street with sprawling front yard with lush landscaping, grass lawn, long driveway, and second driveway ideal for RV/boat parking. A Saltillo tile pathway leads to the gorgeous double door entry. Step inside to find a completely open floor plan with designer finishes and custom details. An expansive entry foyer opens to the formal living and dining rooms featuring accent walls, oversized windows, real hardwood floors, and glass slider that opens to the backyard. The chef's kitchen opens directly to the living spaces and boasts island with breakfast bar seating, quartz counters, soft close cabinetry, and stainless appliances. A separate large family room offers great versatility for additional flex space. There are four bedrooms in the main house including the luxurious primary suite featuring custom built-in closets and en-suite private remodeled bathroom with walk-in shower. The three secondary bedrooms each have closets with custom built-ins. A spacious remodeled hall bathroom has dual sinks and walk-in shower. There is another full bathroom also ideal for guest use with designer tiling and walk-in shower. A separate laundry/mud room area has custom storage cabinetry. The detached guest unit is approx. 450 SF and features bedroom studio with closet, living space, kitchenette with fridge and sink, and en-suite bathroom with walk-in shower. The super private entertainer's



backyard is a true tropical oasis boasting sparkling swimming pool, built-in gas fire pit, BBQ center with refrigerators and cement wraparound counter with bar seating, spacious patio adorned with Saltillo tiling, large storage room, and lush landscaping with twinkle lights that create the ultimate vacation ambiance. The property also features per seller: Control 4 smart home automation for music and lighting, Ring alarm system, security cameras, as well as brand new roof. Ideally located adjacent to dining/shopping at the Westfield Mall & Village, Warner Center, and Topanga Canyon.

Built in 1962

**Essential Information**

MLS® #	SR25253698
Price	\$1,398,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,629
Acres	0.19
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish, Traditional
Status	Closed
Listing Agent	Desiree Zuckerman
Listing Office	Rodeo Realty

**Community Information**

Address	7454 Sausalito Avenue
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91307

## Amenities

Parking Spaces	4
Parking	Driveway, RV Access/Parking
Garages	Driveway, RV Access/Parking
View	None
Has Pool	Yes
Pool	In Ground, Private

## Exterior

Exterior Features	Barbecue, Fire Pit, Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Level

## Interior

Interior	Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Storage, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Built-in Features, Entrance Foyer, Open Floorplan, Quartz Counters, Recessed Lighting, Wired for Sound, Wood Product Walls
Appliances	Microwave, Refrigerator, Dishwasher, Freezer, Gas Cooktop, Range Hood
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	November 4th, 2025
Days on Market	33
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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