

# **\$797,000 - 10057 Gaviota Avenue, North Hills**

MLS® #V1-31509

**\$797,000**

3 Bedroom, 2.00 Bathroom, 1,294 sqft

Residential on 0 Acres

N/A, North Hills,

Welcome to a rare opportunity in the heart of North Hills, a charming city nestled within the San Fernando Valley! This 3-bedroom, 2-bathroom diamond in the rough, built in 1953, spans 1,294 sq. ft. on an expansive 8,262 sq. ft. corner lot, offering endless potential to create your dream home. Priced at \$797,000, this is the lowest-priced home in a desirable neighborhood where remodeled properties often command \$1,000,000 or more! Step inside to discover a spacious kitchen with a cozy breakfast nook and a convenient laundry area. The living and dining area dazzles with floor-to-ceiling windows, showcasing views of the freeform pool in the large, private backyard--perfect for entertaining or relaxing. The primary bedroom is a standout, featuring a striking floor-to-ceiling rock fireplace and a large bay window that floods the space with natural light. The second bedroom also boasts a bay window, adding charm and brightness. The backyard is a blank canvas with access to a detached garage, currently used as a bonus room but ripe for a possible conversion into an ADU--ideal for extended family, in-laws, or rental income. A side patio offers additional space for a play area, garden, or RV parking. Though the home needs a little TLC, its potential is undeniable, with plenty of room in the budget to transform it into a spectacular modern retreat. This property is just minutes from schools, shopping, and the VA hospital. With easy access to the 405 and 118 freeways, you're a



short drive from anywhere in the Valley or West L.A. Don't miss this chance to invest in a home with incredible upside in a prime location.

Built in 1953

## Essential Information

MLS® #	V1-31509
Price	\$797,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,294
Acres	0.19
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Jeff Haring
Listing Office	Compass

## Community Information

Address	10057 Gaviota Avenue
Area	NOH - North Hills
Subdivision	N/A
City	North Hills
County	Los Angeles
Zip Code	91343

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Overhead Utilities
Parking Spaces	2
Parking	Driveway, Off Street, Paved, RV Potential, On Street
# of Garages	2
Garages	Driveway, Off Street, Paved, RV Potential, On Street
View	None

Has Pool	Yes
Pool	Gas Heat, Heated, In Ground, Diving Board
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Drywall, Stucco
Exterior Features	Awning(s), Lighting, Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Garden, Sprinklers None
Windows	Bay Window(s), Drapes, Garden Window(s), Screens, Shutters
Roof	Composition
Construction	Drywall, Stucco
Foundation	Combination, Concrete Perimeter

## Interior

Interior	Carpet, Tile
Interior Features	Built-in Features, Breakfast Area, Ceiling Fan(s), Eat-in Kitchen, Recessed Lighting, Tile Counters, Unfurnished, Bedroom on Main Level, Main Level Primary
Appliances	Free-Standing Range, Gas Oven, Gas Range, Microwave, Vented Exhaust Fan, Water Heater
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas
# of Stories	1
Stories	One

## Additional Information

Date Listed	August 1st, 2025
Short Sale	N
RE / Bank Owned	N

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