



22501 VICTORY BLVD

WEST HILLS, CA 91307

\$1,195,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property



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Welcome to this charming and vibrant 4-bedroom, 2.5-bathroom home in the highly desirable neighborhood of West Hills! Offering apx. 1,988 square feet of classic character and endless potential, this property is a rare find. Set on a generous apx. 0.36-acre lot, the expansive grounds offer incredible opportunities for renovation, expansion, or development. Inside, you'll be greeted by an inviting, light-filled layout featuring a spacious living room, a cozy wood-paneled den, and a serene enclosed sunroom that looks out onto the park-like backyard. The massive outdoor space is a true highlight, complete with a sparkling pool and more than enough room to build a substantial ADU.

Cooling: Wall Unit A/C,
Fireplace Count: 2 Fireplaces,
Garage Count: 2 Car Garage,
Pool Description: Pool,
Sewer: Public

\$1,195,000



Additional features include a large motor-court driveway and a detached garage. Conveniently located near top-tier schools, beautiful parks, and premier shopping and dining options, this home is perfect for buyers looking to invest in a property with distinct character and unparalleled upside. Don't miss your chance to make this rare West Hills gem your own!



