

**9780 SOMBRA TERRACE, SHADOW HILLS, CA 91040**

**3 BD | 2 BA | 1,693 SQ. FT**



## ABOUT THIS PROPERTY

Shadow Hills charm meets fresh modern renovation in this beautifully updated single-story home. The redesigned kitchen features bright cabinetry, quartz counters, recessed lighting, and new LVP flooring, while the stone fireplace preserves the home's mid-century warmth. Both bathrooms have been remodeled, including an updated primary bath with tiled shower. Set on a generous lot with mature landscaping, hillside views, and a covered rear patio accessible from multiple rooms, this home offers a rare blend of comfort, privacy, and outdoor living.

**3**  
BED



**2**  
BATH



**1,693**  
SQ. FT.

**2 Car**  
GARAGE



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**AREA REPORT**

**VERY CONVENIENT**

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within 1 mile.

- GYM 0.5 MI
- COFFEE 0.8 MI
- CLEANERS 0.8 MI
- GROCERIES 0.8 MI
- ATM 0.8 MI
- PHARMACY 1.2 MI
- GAS 1.5 MI
- MEDICAL 1.7 MI
- MOVIE THEATER 3.2 MI



**SCHOOL REPORT**

**SCHOOLS IN YOUR AREA**

The assigned schools are **average** for the area. There are also 12 private schools and 16 charter schools within 5 miles.

- 8 RATING** PK-5 **STONEHURST ELEMENTARY SCHOOL ASSIGNED**
- 4 RATING** 6-8 **CHARLES MACLAY MIDDLE SCHOOL ASSIGNED**
- 8 RATING** 9-12 **VERDUGO HILLS HIGH SCHOOL ASSIGNED**



**OUTDOOR REPORT**

**THE GREAT OUTDOORS**

This home is located near a variety of outdoor activities.

**POPULAR**

- GOLF COURSE **ANGELES NATIONAL GOLF CLUB (1.2 MILES)**
- PARK **SUNLAND RECREATION CENTER (2.0 MILES)**
- HIKING **HANSEN DAM RECREATION & SPORTS COMPLEX (3.0 MILES)**
- DOG PARK **WHITNALL OFF-LEASH DOG PARK (5.4 MILES)**



**FOOD REPORT**

**NEIGHBORHOOD EATS**

This home is located near 125 moderately priced restaurants and has an **above average** variety of cuisines.

**BY CATEGORY**

FAST FOOD .....	31	ASIAN .....	8
AMERICAN .....	21	ITALIAN .....	6
MEXICAN .....	19	CAFES, COFFEE AND TEA .....	5
PIZZA .....	17	THAI .....	5
INTERNATIONAL .....	10	OTHER .....	9

