

WEST SAN FERNANDO VALLEY

9253 WHITE OAK AVE, NORTHRIDGE, CA 91325



LISTED BY
ARTHUR AMBARCHYAN

KELLERWILLIAMS
Luxury
INTERNATIONAL



9253 WHITE OAK AVE

MODERN COMFORT BUILT TO LAST

Listed by Arthur Ambarchyan
DRE: 01351863

National Properties
Keller Williams R.E. Services

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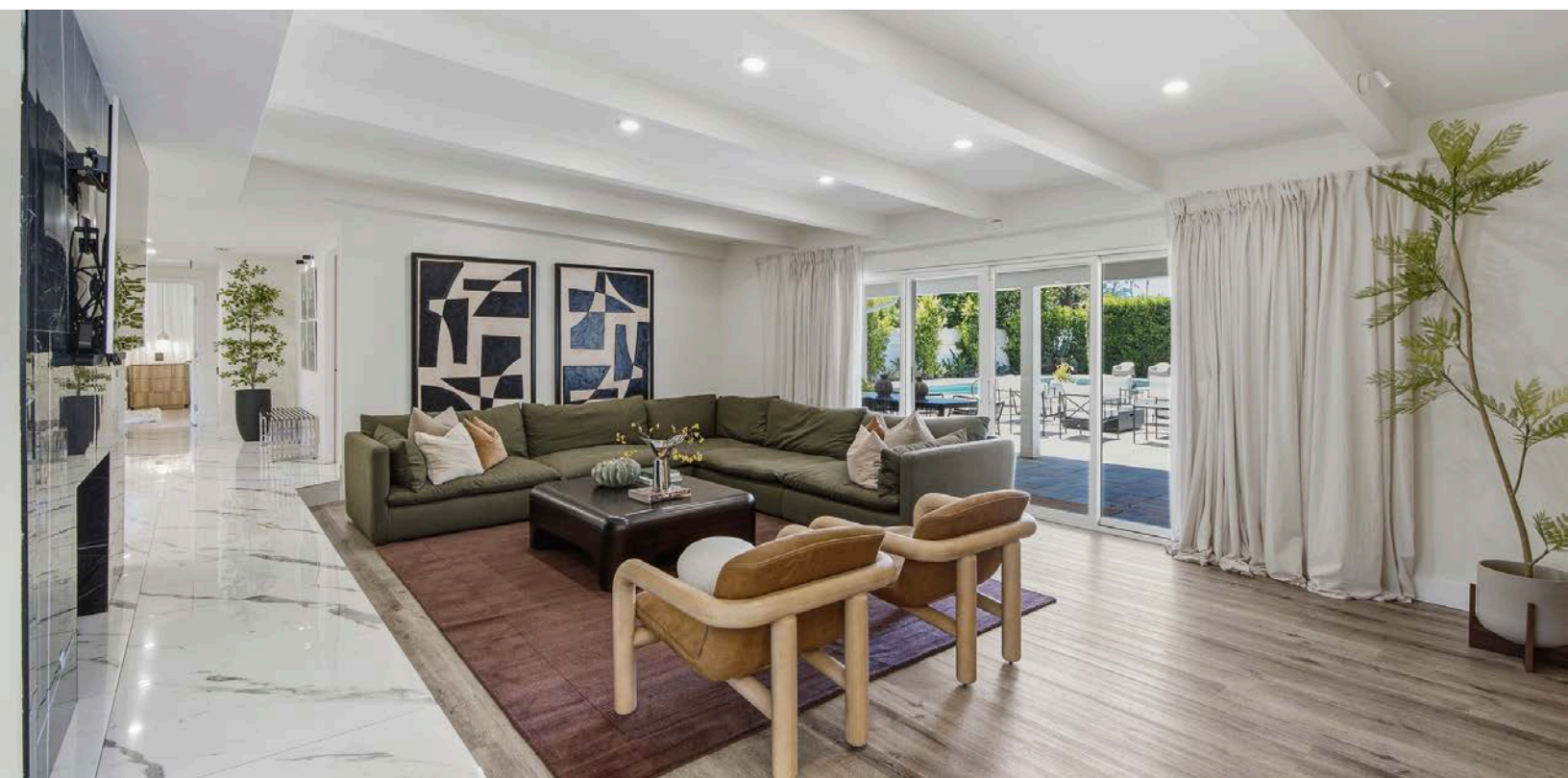
Set adjacent to the highly sought-after Sherwood Forest neighborhood, this beautifully updated residence sits on a huge 15,000 square foot lot in one of Northridge's most established pockets. Known for its wide streets, mature landscaping, and quiet residential character, the area offers a rare sense of privacy while remaining just minutes from California State University, Northridge (CSUN), a top-50 U.S. university. Shopping, dining, and quick access to major freeways round out the appeal, making this a location that balances everyday convenience with a genuine neighborhood feel.







Set behind mature hedging and a private gated entry, this thoughtfully remodeled 3-bedroom, 2.5-bathroom home offers nearly 2,500 square feet of living space on a sprawling 15,000 square foot lot. Every element was addressed in a comprehensive renovation — from major infrastructure upgrades behind the walls to sleek, sophisticated finishes throughout. High ceilings, oversized windows, and a dramatic marble-clad fireplace set the tone for a home built for both everyday comfort and effortless entertaining.







INTERIOR FEATURES

- Open-concept living & dining, ideal for entertaining
- Chef's kitchen with new stainless steel appliances
- White cabinetry & granite countertops
- White marble-look tile flooring in main living areas
- Grand walk-in closet
- Mud room
- Dual pane windows throughout
- Primary suite with double-vanity bath, granite counters & waterfall shower
- Primary suite and living room both open directly to the backyard





INTERIOR FEATURES & UPGRADES

In 2023, the home underwent a comprehensive infrastructure renovation, addressing every major system:

- New main sewer line
- Copper and PVC plumbing
- Updated electrical wiring
- New HVAC ductwork
- New insulation
- Smooth stucco exterior
- Surveillance system
- Dual pane windows



ARCHITECTURE & INTERIORS

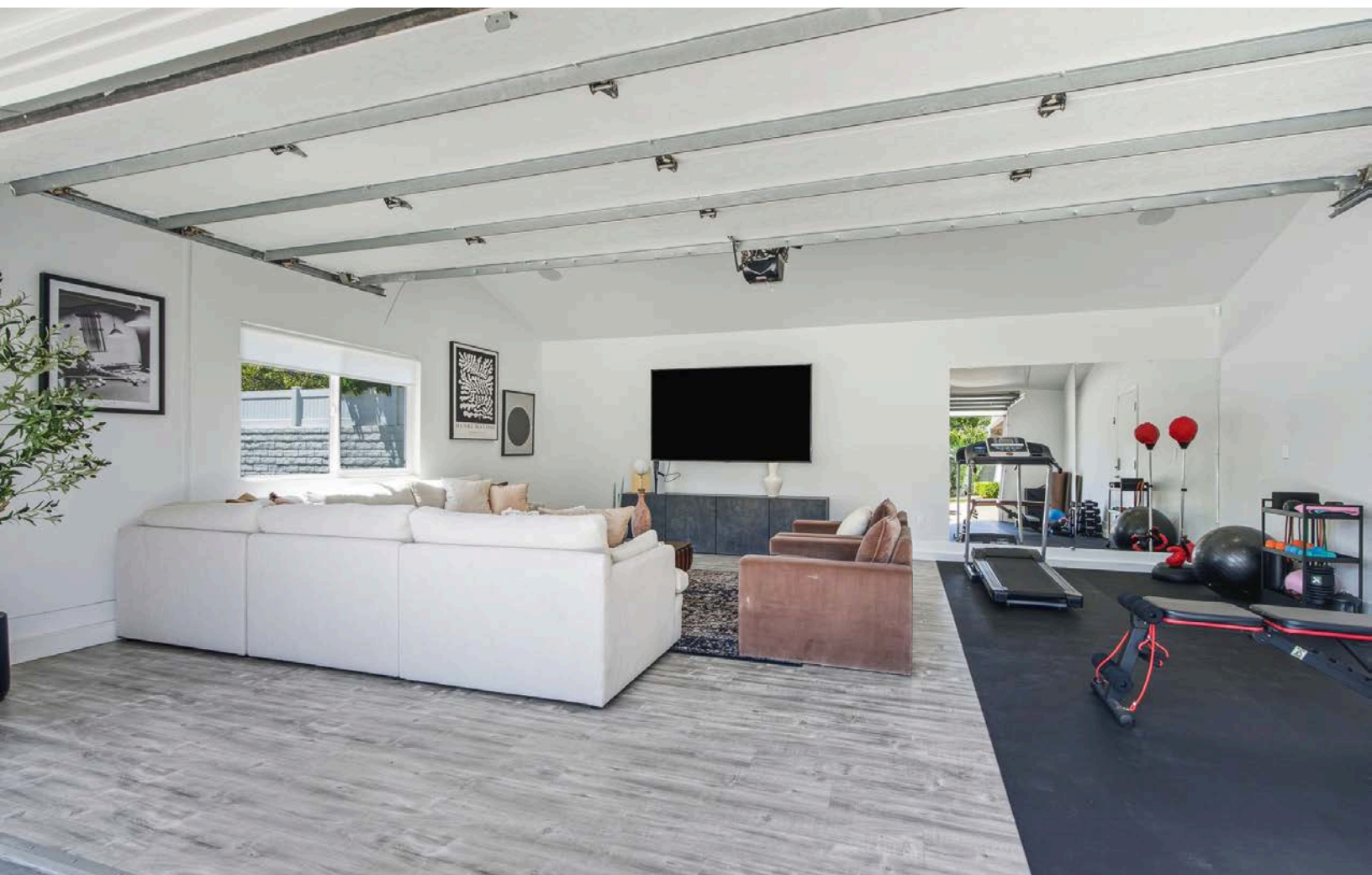
ARCHITECTURE & DESIGN

- Fully remodeled single-story home
- 3 beds | 2.5 baths | 2,482 SF
- 14,631 SF lot
- Floor-to-ceiling marble-clad fireplace
- High ceilings & abundant natural light
- Gated, hedged frontage for total privacy
- Private driveway through alley

INTERIOR FEATURES

- Open-concept living & dining
- Chef's kitchen with new stainless steel appliances
- Granite countertops
- White marble-look tile flooring in main living areas
- Grand walk-in closet
- Laundry room with mud room functionality
- Powder bath with backyard access
- Dual pane windows throughout
- Primary suite with double-vanity bath, & waterfall shower





OUTDOOR LIVING

- Saltwater pool & spa, equipment updated 2025
- Built-in BBQ / outdoor kitchen, added 2025
- Covered patio for dining & lounging
- Mature hedging for privacy
- Indoor-outdoor flow from primary suite & living room





EXTERIOR UPGRADES

- Smooth stucco exterior (2023)
- Gated entry with mature hedge screening
- Surveillance system (2023)
- Covered patio
- EV charging station
- Outdoor kitchen/BBQ area
- 2-car detached garage
- Separate alley & RV access and additional space for ADU



Located adjacent to the desirable Sherwood Forest neighborhood in Northridge, the property is within walking distance of California State University, Northridge (CSUN), a top-50 U.S. university, and offers convenient access to shopping, dining, and major freeways.





MORE THAN A HOME — A SETTING FOR A LIFE WELL LIVED.

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Ambarchyan at 818-434-9911**





FLOOR PLAN

A R I E L V I E W



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National Properties is a real estate team deeply rooted in Los Angeles, driven by a passion for the local market and a commitment to helping others. With a strong focus on the diverse neighborhoods and unique real estate landscape of Los Angeles, we offer comprehensive and sophisticated services for a wide range of transactions, including those involving highly complex or specialized situations. Our team understands the intricacies of this city, from its vibrant communities to its ever-changing market trends. We are forward-thinking, optimistic, solution-oriented, and proactive in helping clients achieve their goals. Most importantly, we prioritize building meaningful, lifelong connections and always place care and respect for our clients at the forefront of everything we do.

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Keller Williams Luxury is a dedicated division within Keller Williams, the largest real estate franchise in the world, which means our buyers and sellers have the advantage of an expansive global network focused exclusively on the luxury market.

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Our worldwide footprint is extensive, with offices strategically located in key luxury destinations. For sellers, our 162,000+ agents across 55 regions and countries ensure that your luxury property receives maximum exposure to a diverse range of qualified potential buyers—locally, nationally, and internationally. For buyers, this network connects you to premier real estate opportunities in key markets, ensuring you find your ideal property, wherever you want to be next. This dual advantage creates seamless connections between those looking to sell and those searching for their next dream property in the world's most desirable markets.

LEADERS IN REAL ESTATE

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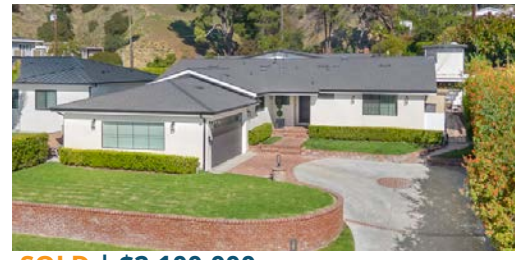




ACTIVE | \$5,875,000
652 Robin Glen Dr, Glendale



ACTIVE | \$10,990,000
3121 Old Topanga, Calabasas



SOLD | \$2,100,000
3006 Trudi Ln, Burbank, CA



SOLD | \$1,920,000
1317 Ethel St, Glendale



SOLD | \$3,800,000
3318 Durham Ct, Burbank



SOLD | \$4,050,000
710 W Wilson Ave, Glendale



SOLD | \$2,900,000
119 37th Street, Newport Beach



SOLD | \$1,780,000 (RTI)
1651 Ridgeview Drive, Glendale



SOLD | \$7,000,000
610 W Broadway, Glendale



SOLD | \$3,450,000
5045 Jarvis Ave, La Cañada



SOLD | \$2,499,900
241 W. Kenneth Rd, Glendale



SOLD | \$2,655,000
515 W Lexington Drive, Glendale



SOLD | \$4,735,000
305 W Kenneth Rd, Glendale



SOLD | \$2,499,000 (RTI)
1514 Columbus Ave, Glendale



SOLD (private sale) | \$4,435,000
722 W Kenneth Rd, Glendale



SOLD | \$4,025,000
4358 Fairlawn Dr, La Canada



SOLD | \$4,975,000
324 N Orange St, Glendale



SOLD | \$4,300,000
1039 W Mountain, Glendale



Arthur Ambarchyan

DRE: 01351863

#1 Agent in Glendale City – Top Producer, 2025
#1 Agent in the Glendale Association of Realtors – Top Producer, 2025

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Alan Hunter

"Arthur, a special thanks to you and your professionalism for making this deal successful. This is the start of a great relationship. With Superman at my side there is only more success ahead."

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