

\$1,750,000 - 31652 Blue Meadow Lane, Westlake Village

MLS® #225000439

\$1,750,000

4 Bedroom, 4.00 Bathroom, 3,177 sqft

Residential on 0 Acres

Westlake Trails-704 - 704, Westlake Village,

Take advantage of this rare, exciting opportunity to own a single-story pool home with an expansive lot in the highly coveted Westlake Trails! With its spacious open flow, you'll find all of the living spaces at one end of the home and all of the bedrooms at the other, an ideal layout that seamlessly blends everyday living and exceptional entertaining! Two sizeable living rooms, each with a brick fireplace, open to the beautiful eat-in kitchen boasting a Viking refrigerator, hood and range with a convenient kettle faucet, elegant stone backsplash and granite countertops. The large front room can be used as a living room, a family room or a game room and offers enough space to also host a formal dining area. The second living room could alternatively be used as a formal dining area or a den or family room and also features a nook with a wet bar that could serve as an amazing full bar or possible home office. This truly versatile layout checks off even the shrewdest wish list! On the other side of this impressive home, through a double-door entry, you'll find the huge secluded primary suite featuring a spa-like bathroom with dual sinks, a built-in wardrobe and linen closet, a deep, jetted tub and stand-alone shower plus a walk-in closet. There's also an additional bathroom with rear yard access, perfect for swimmers and outdoor entertaining! This wing of the home also includes another generously sized en-suite bedroom, two secondary bedrooms (one currently being used as an office with a built-in



desk and all four have custom closets), a full bathroom with dual sinks, an indoor laundry room with storage and a utility sink plus access to the attached three-car garage with an EV charging outlet. Relax, unwind and enjoy the ultimate SoCal lifestyle while swimming, soaking in the spa, grilling at your built-in BBQ or dining al fresco under your covered outdoor kitchen. Additional highlights include a newer HVAC system installed in 2022, owned solar panels, ample storage, French windows and doors, a large side-yard, award-winning Las Virgenes Unified School District schools and close proximity to hiking, biking and horse trails, the lake, shopping, dining and entertainment. This special home hasn't been on the market in over 40 years ... don't miss your chance to make this your forever dream home!

Built in 1972

Essential Information

MLS® #	225000439
Price	\$1,750,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Square Footage	3,177
Acres	0.41
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Brian Graver
Listing Office	Pinnacle Estate Properties, Inc.

Community Information

Address	31652 Blue Meadow Lane
Area	WV - Westlake Village

Subdivision	Westlake Trails-704 - 704
City	Westlake Village
County	Los Angeles
Zip Code	91361

Amenities

Amenities	Maintenance Grounds, Other
Parking Spaces	3
# of Garages	3
Has Pool	Yes
Pool	In Ground, Private

Interior

Interior	Carpet, Wood
Fireplace	Yes
Fireplaces	Family Room, Gas Starter, Living Room
# of Stories	1
Stories	One

Additional Information

Date Listed	January 28th, 2025
Days on Market	6
Zoning	WVRPD12U*
Short Sale	N
RE / Bank Owned	N

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