

\$969,000 - 21935 Ybarra Road, Woodland Hills

MLS® #225001988

\$969,000

2 Bedroom, 1.00 Bathroom, 1,308 sqft

Residential on 0 Acres

N/A, Woodland Hills,

SUPER CUTE, Cottage style on spacious lot, South of the Blvd. in Woodland Hills. Completely renovated and very versatile property. The home starts with 972 original sq. ft. with an additional 336 sq. ft. of attached semi-enclosed covered patio. Great area to enjoy the indoor/outdoor experience or turn into extra bedroom/bathroom. The backyard is spacious enough for future expansion into a much bigger home or it can accommodate additional dwelling units. Both sides of the home access the backyard through NEW gates. Mostly everything is NEW. The backyard chain link fence has been replaced with NEW vinyl fencing for added privacy. Also, NEW is a TREX deck right outside the back bedroom. NEW ROOF with all NEW fascia boards, there is a NEW concrete driveway, patio, walkway. The NEW fencing extends into the front yard with a beautiful "water-wise" garden. Also in the front is a NEW garage door with automatic opener. The entire outside of the home has NEW paint and NEW rain gutters. INSIDE is a brand NEW kitchen, with all NEW appliances including refrigerator/freezer, oven/range/hood, and dishwasher, and NEW solid plywood cabinets, Hook-ups for washer and dryer are in the kitchen. There is NEW inside plumbing, water heater, and NEW Central Air/Heating System. There are NEW windows, NEW waterproof laminate flooring, and NEW fireplace surround. The lighting is NEW along with ceiling fans. The bathroom has original vintage vibe with



some modern updating. This home has an existing newer 200 AMP electrical panel with an older 70 AMP sub panel. This great location is close 101 Fwy., Warner Center, Hidden Hills, Calabasas, various malls and shopping centers and the entry into Topanga Canyon which leads to the Coastline at Topanga Beach. So much versatility to make it your own.

Built in 1952

Essential Information

MLS® #	225001988
Price	\$969,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,308
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Jill Thorne
Listing Office	Berkshire Hathaway HomeServices California Properties

Community Information

Address	21935 Ybarra Road
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91364

Amenities

Parking Spaces	1
Parking	Door-Single, Garage, Concrete, On Street

# of Garages	1
Garages	Door-Single, Garage, Concrete, On Street
View	Hills

Exterior

Exterior	Stucco, Vertical Siding
Lot Description	Back Yard, Yard, Landscaped
Windows	Drapes
Roof	Composition
Construction	Stucco, Vertical Siding

Interior

Interior	Laminate
Interior Features	Breakfast Bar, Breakfast Area, Crown Molding, Separate/Formal Dining Room
Appliances	Dishwasher, Disposal, Gas Water Heater, Refrigerator, Range Hood, Freezer, Gas Cooking, Ice Maker, Range, Vented Exhaust Fan, Water To Refrigerator
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning, Raised Hearth
# of Stories	1
Stories	One

Additional Information

Date Listed	April 23rd, 2025
Days on Market	48
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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