

# **\$1,099,900 - 23248 Community Street, West Hills**

MLS® #225002593

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## **\$1,099,900**

3 Bedroom, 2.00 Bathroom, 2,382 sqft

Residential on 0 Acres

N/A, West Hills,

Discover this single-story 3 bed 2 bath PLUS BONUS ROOM (currently being used as additional living space) home located on the tranquil Community Street in the highly desirable West Hills. Zoned to top rated schools in the area; this property hasn't been on the market for over 60 years. The home's charming exterior has great curb appeal-with a sizable front yard. An expansive driveway provides you with comfortable parking for up to 4 vehicles having clear in-out access. There is availability for RV parking. The home also includes an attached two car garage with further parking space, storage, a workshop, or the possibility of conversion to a separate unit. This home has endless potential with the opportunity to convert the 400 sq. ft. great room into an ADU at a reasonable expense. The room's existing bar has water lines readily available. The great room also includes a 200 sq. ft. enclosed patio, offering bonus square footage of living space. Not to mention, this generous 0.25 acre lot gives you more possibilities to build another detached ADU or grand pool area. The property comes with many fruit bearing trees surrounding the home, including pomegranates, oranges, peaches, green and purple figs, persimmons, white grape vines, and artichokes. The backyard also has a shaded patio area and in-ground gas fire pit, making it a fabulous area for entertaining or spending time relaxing. Stepping inside, you find timeless design features with real hardwood oak floors and tile



in the bathrooms and kitchen. The spacious primary bedroom provides ample natural lighting and gold finishes in the ensuite bathroom. The formal living room and great room each have gas fireplaces that can be lit to create a cozy setting. The two additional bedrooms are located on the opposite side of the home, which provides additional privacy and a noiseless environment. The kitchen offers a classic design. Throughout you will find pitched ceilings which take advantage of the shape of the roof and provide additional lighting and better ventilation. This home is packed with unique features that photos and a description alone just can't do justice. A true must-see to appreciate!

Built in 1963

**Essential Information**

MLS® #	225002593
Price	\$1,099,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,382
Acres	0.25
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Closed
Listing Agent	Gohn Tawdrous
Listing Office	The ONE Luxury Properties

**Community Information**

Address	23248 Community Street
Area	WEH - West Hills
Subdivision	N/A
City	West Hills

County	Los Angeles
Zip Code	91304

### Amenities

Parking Spaces	6
Parking	Driveway, Garage, Garage Door Opener, On Street, Concrete, Door-Single, One Space, RV Access/Parking, RV Potential, Side By Side, Storage
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener, On Street, Concrete, Door-Single, One Space, RV Access/Parking, RV Potential, Side By Side, Storage

### Exterior

Lot Description	Back Yard, Landscaped, Level, Near Park, Rectangular Lot, Yard, Walkstreet
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### Interior

Interior	Carpet
Interior Features	Breakfast Area, Separate/Formal Dining Room
Appliances	Range Hood, Gas Cooking
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air, Electric, Gas
Fireplace	Yes
Fireplaces	Living Room, Decorative, Den
# of Stories	1
Stories	One

### School Information

District	Los Angeles Unified
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### Additional Information

Date Listed	May 26th, 2025
Days on Market	58
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

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