

# **\$1,949,000 - 1706 Abbotsbury Street, Westlake Village**

MLS® #225003927

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**\$1,949,000**

4 Bedroom, 3.00 Bathroom, 3,139 sqft

Residential on 0 Acres

Meadows/Sherwood-796 - 796, Westlake Village,

OPPORTUNITY STRIKES! Don't miss this incredible chance to own a home in the prestigious gated Meadows Community of Lake Sherwood, where luxury, comfort and natural beauty converge. This exceptional 4-bedroom, 3-bathroom corner lot home spans 3,139 square feet and offers an unparalleled living experience. Step inside to discover real wood flooring throughout the main level, paired with fresh, light, and bright paint that enhances the home's open and inviting ambiance. A downstairs bedroom, currently used as a study/music room, provides flexibility for any lifestyle. The spacious living area features a stunning built-in including a wonderful bar with enhanced lighting features, sound surround and tranquil views of the meticulously landscaped yard. The adjacent eat-in kitchen nook flows seamlessly into the kitchen, which is equipped with a charming wood-top center island, double ovens, recessed lighting, a great pantry and plenty of cabinet storage. From the kitchen, you'll enjoy lush landscaping views that add to the tranquility of the home. Perfect for entertaining, the formal dining room is just off the kitchen and boasts convenient access to the backyard, ideal for al fresco dining. A downstairs laundry room and an attached 3-car garage complete the lower level. Upstairs, the grand primary suite awaits, showcasing breathtaking mountain views. This expansive retreat offers an oversized walk-in closet and a spa-inspired en-suite bath with a



soaking tub and stall shower, dual vanities, and a two-way fireplace that adds warmth and ambiance to both the bedroom and bathroom. The generous bedroom space easily accommodates a lounge area, perfect for relaxation. Two additional upstairs bedrooms are generously sized, with one even larger than the other, offering potential use as a bonus room, art or exercise room. The Jack-and-Jill bathroom is convenient to both rooms. The backyard is a true highlight, featuring drought-tolerant plants, a shaded overhang, built-in BBQ, and strategically designed hardscape with thoughtful backyard lighting, creating a stunning outdoor oasis. All of this is set within the highly sought-after, gated community of Lake Sherwood, offering unparalleled privacy, security, and proximity to the area's finest dining, shopping, and recreational amenities. This home blends elegance, functionality, and tranquility--a rare opportunity to live in one of Southern California's most coveted neighborhoods.

Built in 1999

**Essential Information**

MLS® #	225003927
Price	\$1,949,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,139
Acres	0.18
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Cathy Gerrard
Listing Office	Coldwell Banker Realty

**Community Information**

Address	1706 Abbotsbury Street
Area	WV - Westlake Village
Subdivision	Meadows/Sherwood-796 - 796
City	Westlake Village
County	Ventura
Zip Code	91361

## Amenities

Amenities	Call for Rules, Other
Parking Spaces	3
# of Garages	3
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Gated Community

## Exterior

Lot Description	Corner Lot, Drip Irrigation/Bubblers, Landscaped
Roof	Tile

## Interior

Interior	Carpet
Interior Features	Bedroom on Main Level, Pantry, Recessed Lighting
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Gas Cooking
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Multi-Sided, Primary Bedroom
# of Stories	2
Stories	Two

## Additional Information

Date Listed	August 1st, 2025
Days on Market	43
Zoning	R-P-D-4U
Short Sale	N
RE / Bank Owned	N

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