

\$1,400,000 - 22485 Paul Revere Drive, Calabasas

MLS® #225004451

\$1,400,000

3 Bedroom, 3.00 Bathroom, 2,244 sqft
Residential on 0 Acres

N/A, Calabasas,

SINGLE-story VIEW home in the coveted Greater Mulwood neighborhood of Calabasas! Nestled on a spacious 12,200 Sq Ft lot with wide-open tree-top and hillside views, this wonderful 3-bedroom, 3-bathroom home offers BRIGHT interiors, elegant living spaces, and a private backyard perfect for outdoor entertaining. Fantastic curb appeal welcomes you with lush landscaping and a HANDSOME curved paver-stone driveway framed by mature trees and wood exterior trims. A covered front porch sets the tone for what awaits inside--step through the charming front door and into a sunlit interior where REAL wood flooring and abundant natural light greet you at every turn. The Living Room is filled with natural warmth and sunshine from large sliding glass doors that lead to the backyard, while a charming brick-surfaced fireplace anchors the space for cozy evenings and casual gatherings. The adjacent Formal Dining Room features tall windows with plantation shutters, continued real wood flooring, and tranquil views to the front yard. The Family Room--ideal for hosting or relaxing--boasts a continuation of wood flooring, sliding doors to the backyard, and a stylish wet bar complete with granite countertops. A spacious Kitchen sits at the heart of the home and has been thoughtfully upgraded with bullnose granite countertops, an abundance of cabinetry, and top-of-the-line appliances include dual Whirlpool ovens, a 4-burner KitchenAid gas cooktop, a Bosch dishwasher, and a built-in Samsung



refrigerator. The bright Kitchen Eating Area enjoys a built-in desk, large windows with plantation shutters, and direct access to the upgraded Laundry Room which features ceramic tile flooring, linen cabinetry, and a MASSIVE walk-in pantry with pull-out shelving. Two Secondary Bedrooms offer comfortable guest/family living space and are served by the hall bath, which has a granite-topped vanity and a tile-walled stall shower. The Primary Bedroom is a spacious sanctuary filled with natural light and offers sliding glass doors to the backyard VIEWS, a ceiling fan, and THREE closets. Its en-suite Primary Bathroom is one-of-a-kind, showcasing charming vintage-style ceramic tile across the walls, floors, AND ceiling, a sprawling dual-sink vanity with center makeup station, and a walk-in jetted soaking tub with door entry. The Backyard is a PRIVATE outdoor VIEW retreat designed to capture the best of Southern California's year-round climate. A generous concrete patio provides plenty of space for lounging, dining, or entertaining, while attractive artificial lawns and mature landscaping frame the INCREDIBLE 180 tree-top and hillside views beyond. Located in the highly desirable Greater Mulwood neighborhood, residents enjoy access to the COVETED & award-winning Las Virgenes Unified School District along with CLOSE proximity to Gelson's, Calabasas Commons, local parks, hiking trails, and the 101 Freeway for smooth commuting. With access to acclaimed Las Virgenes schools and just minutes from shopping, dining, and scenic hiking trails--this is Calabasas living at its finest!

Built in 1964

Essential Information

MLS® #

225004451

Price	\$1,400,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,244
Acres	0.28
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	The Dave Walter Team
Listing Office	Pinnacle Estate Properties, Inc.

Community Information

Address	22485 Paul Revere Drive
Area	CLB - Calabasas
Subdivision	N/A
City	Calabasas
County	Los Angeles
Zip Code	91302

Amenities

Parking Spaces	2
Parking	Driveway, Garage, Paved
# of Garages	2
Garages	Driveway, Garage, Paved
View	Hills, Mountain(s), City Lights, Panoramic

Exterior

Lot Description	Back Yard, Lawn, Landscaped, Rectangular Lot, Yard, Paved
Roof	Tile
Foundation	Slab

Interior

Interior	Carpet, Wood
Interior Features	Cathedral Ceiling(s), Pantry, Recessed Lighting, Bedroom on Main Level, Main Level Primary
Appliances	Double Oven, Dishwasher, Microwave, Refrigerator, Gas Cooking

Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room, Wood Burning, Raised Hearth
# of Stories	1
Stories	One

School Information

District	Las Virgenes
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Additional Information

Date Listed	September 1st, 2025
Days on Market	43
Zoning	LCR110000*
Short Sale	N
RE / Bank Owned	N

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