

\$1,389,000 - 26007 Philrich Circle, Calabasas

MLS® #225005802

\$1,389,000

5 Bedroom, 3.00 Bathroom, 2,289 sqft
Residential on 0 Acres

N/A, Calabasas,

SELLERS NOW MOVED OUT OF STATE. READY TO SELL! NEW PRICE DO NOT MISS THIS OPPORTUNITY! If you waited before, this is your second chance--and it may be your last. Homes of this caliber, in this location, at this price, simply do not last. Tucked at the end of a quiet cul-de-sac, this rare single-story 4-bedroom home with bonus space delivers the perfect blend of warmth, privacy, and lifestyle. From the moment you enter, natural light pours into the open floor plan, drawing you into the heart of the home--an expansive chef's kitchen with Viking appliances, rich cabinetry, and generous prep space, ideal for both everyday living and elevated entertaining. A romantic dining space with fireplace and French doors creates seamless indoor-outdoor flow, while dual primary suites with soaring ceilings offer exceptional flexibility for guests, or multigenerational living. A versatile bonus room adds even more value for a home office, playroom, or studio. Brazilian Walnut floors and crown molding elevate every room with timeless luxury. Step into your private backyard resort--a heated pool, firepit, professional lighting, shaded play zone with mini-golf, and multiple areas to gather and relax. Just beyond the yard sits a charming neighborhood park, enhancing both lifestyle and community appeal. Major upgrades include a new HVAC (2021), smart-home technology, whole-house fan, and ADT security system--offering instant comfort, efficiency, and peace of mind. Set in one of



Calabasas' most desirable pockets with top-rated Las Virgenes schools and just minutes to Malibu beaches and canyon trails, this home is not only a sanctuary--it's a rare value in today's market. Sellers are ready. Showings begin 12/4. Schedule immediately--this home WILL sell.

Built in 1964

Essential Information

MLS® #	225005802
Price	\$1,389,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,289
Acres	0.26
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Carmen Mormino
Listing Office	Rodeo Realty

Community Information

Address	26007 Philrich Circle
Area	CLB - Calabasas
Subdivision	N/A
City	Calabasas
County	Los Angeles
Zip Code	91302

Amenities

Parking Spaces	2
# of Garages	2
Has Pool	Yes
Pool	In Ground, Private

Interior

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

School Information

District	Las Virgenes
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Additional Information

Date Listed	December 2nd, 2025
Days on Market	59
Zoning	LCR19500*
Short Sale	N
RE / Bank Owned	N

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