

\$1,295,000 - 5064 Campo Road, Woodland Hills

MLS® #25488487

\$1,295,000

3 Bedroom, 3.00 Bathroom, 2,238 sqft

Residential on 0 Acres

N/A, Woodland Hills,

Impeccable condition, move in ready, split level mid-century home on one of the quietest streets in Woodland Hills, in close proximity to many excellent schools. It features a rare full basement with its own entrance that runs the full length of the home. This space was used for storage but can potentially be built out as an ADU for potential rental income or home gym, office/studio, or playroom. See attached architectural rendering of ADU buildout. Buyer to verify what is possible during their due diligence. The home has a new roof, new supersize redwood deck, Generac Generator with natural gas backup. Lushly landscaped hillside setting with expansive views of both mountains and greenery. The home is a jewel bathed in sunshine close to trendy restaurants, shopping malls, Trader Joe's and Whole Foods. Gated and welcoming front door entry with steps down to the primary living area. The kitchen and dining combo are open plan with wood parquet flooring providing expansive opportunities to enjoy guests with easy access to the deck through sliding glass doors with new custom security screens creating a great flow for indoor/outdoor entertaining. The adjacent living room boasts a 2-story beam ceiling with a mid-century round metal fireplace and carpeting. There are sliding glass doors with new custom security screens that open out to the deck. There is a half bath downstairs and a laundry room. The three carpeted bedrooms are upstairs with the primary bedroom suite and secondary



bedroom overlooking the magnificent views. The primary bathroom has been updated and includes a large walk in rain shower, heated floors, and a wall of built-in storage. The two adjacent bedrooms share a full hall bathroom. All bedrooms have modern wall to wall frosted glass sliding closet doors and all other doors throughout house are frosted glass. There is an attached two-car garage with wall-to-wall storage closets and extra parking space on the driveway. The garden is terraced and fully landscaped with fruit trees, roses, flowering vines, plants, and a variety of trees. Great offering, you will fall in love.

Built in 1965

Essential Information

MLS® #	25488487
Price	\$1,295,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,238
Acres	0.16
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Brian Strahl
Listing Office	Coldwell Banker Realty

Community Information

Address	5064 Campo Road
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles

Zip Code 91364

Amenities

Parking Spaces	4
Parking	Garage, Concrete, Door-Multi, Garage Door Opener, Side By Side, Storage
# of Garages	2
Garages	Garage, Concrete, Door-Multi, Garage Door Opener, Side By Side, Storage
View	Mountain(s), Trees/Woods
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Windows	Screens, Jalousie
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Interior

Interior	Carpet, Tile, Wood
Interior Features	Separate/Formal Dining Room, Attic, Beamed Ceilings, Cathedral Ceiling(s), Ceiling Fan(s), Eat-in Kitchen, High Ceilings, Pull Down Attic Stairs, Recessed Lighting, Two Story Ceilings, Utility Room
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Washer, Vented Exhaust Fan
Heating	Central, Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Free Standing, Wood Burning
# of Stories	2
Stories	Multi/Split

Additional Information

Date Listed	January 23rd, 2025
Days on Market	18
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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