

# **\$1,399,000 - 5712 Serrania Avenue, Woodland Hills**

MLS® #25488929

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**\$1,399,000**

3 Bedroom, 2.00 Bathroom, 1,877 sqft  
Residential on 0 Acres

N/A, Woodland Hills,

Welcome to your perfect home in Carlton Terrace! Nestled behind mature hedges for ultimate privacy, this chic, updated 3-bedroom, 2-bathroom residence exudes charm and modern updates. The wood-paneled facade, enhanced by new planters and elegant double doors, sets the tone for what awaits inside: a thoughtfully updated sanctuary that seamlessly blends timeless design with contemporary living. Step into the open-concept living room, flooded with natural light and featuring vaulted ceilings for an airy, inviting feel. The kitchen boasts a breakfast bar, new appliances, and a bay window that bathes the space in sunlight, complemented by a dining area overlooking the backyard. French doors lead to a spacious private outdoor area, perfect for entertaining and relaxation. A tree swing invites kids to play, creating cherished family memories, while efficient irrigation supports garden upkeep and allows pets to roam. The newly landscaped yard, complete with mature trees, surrounds a heated pool, and a shaded dining area under a sleek sail canopy provides the perfect spot for al fresco dining. The generous primary suite features an ensuite bathroom with double vanities, quartz countertops, and a walk-in shower with built-in niches. Two additional bedrooms, each with vaulted ceilings, natural light, and new closet doors, offer versatile spaces for family, guests, or a home office. Additional upgrades include a new roof, a 240V EV charging outlet, whole-home water



conditioning and filtration, a reverse osmosis alkaline water system, a new water heater, a remodeled fireplace, and mature ficus hedges for added privacy. The finished garage adds versatility as a workspace or potential gym. Located just moments from The Village at Topanga and Westfield Topanga, this home beautifully combines timeless charm with modern convenience, ready to embrace its next chapter.

Built in 1962

**Essential Information**

MLS® #	25488929
Price	\$1,399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,877
Acres	0.25
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Serly Andrias
Listing Office	Compass

**Community Information**

Address	5712 Serrania Avenue
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91367

**Amenities**

Parking Spaces	2
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Parking	Concrete, Door-Multi, Garage, Converted Garage, Private
Garages	Concrete, Door-Multi, Garage, Converted Garage, Private
View	Pool, Trees/Woods
Has Pool	Yes
Pool	Heated, Private

## Interior

Interior	Vinyl
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room
Appliances	Disposal, Microwave, Water Purifier
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	January 28th, 2025
Days on Market	24
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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