

\$2,195,000 - 22533 Faubion Place, Calabasas

MLS® #25492299

\$2,195,000

6 Bedroom, 3.00 Bathroom, 2,682 sqft
Residential on 0 Acres

N/A, Calabasas,

Tucked away at the end of a peaceful cul-de-sac in the sought-after Greater Mulwood neighborhood, adjacent to Mulholland Heights, this charming storybook home offers breathtaking views of the blooming Santa Monica Mountains. Spanning 2,682 sq. ft., this two-story pool home features 6 spacious bedrooms and 3 baths, blending timeless elegance with modern comfort. Designed for effortless California living, the open floor plan is enhanced by recessed lighting, double-pane windows, and brand-new wood-like flooring. Thoughtful custom nooks and built-ins add character throughout. The beautifully remodeled kitchen and bathrooms bring a fresh, modern touch, elevating the home's style and functionality. The grand living room, centered around a striking gas fireplace, flows seamlessly into the formal dining room perfect for entertaining. Sunlight floods the home through expansive windows and sliding glass doors, opening to a serene and private backyard oasis. The bright, inviting kitchen, featuring sleek updates and contemporary finishes, overlooks the lush backyard, complete with a sparkling pool and fragrant fruit trees, while connecting to a cozy family room. Two of the six bedrooms are conveniently located on the lower level, along with an indoor laundry room. Upstairs, four additional bedrooms including the private master retreat offer breathtaking mountain views. The ensuite master bathroom boasts dual sinks, a makeup vanity, extra cabinetry,



and a stylish remodel that enhances its luxurious feel. Ideally situated near top-rated Las Virgenes schools, the 101 freeway, premier shopping, renowned restaurants, the Calabasas Commons, Calabasas Country Club, and just 25 minutes from the beach. Don't miss this incredible opportunity this enchanting home won't be available for long!

Built in 1971

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 25492299 |
| Price | \$2,195,000 |
| Bedrooms | 6 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,682 |
| Acres | 0.26 |
| Year Built | 1971 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Traditional |
| Status | Closed |
| Listing Agent | Stephen Udoff |
| Listing Office | Coldwell Banker Realty |

Community Information

| | |
|-------------|---------------------|
| Address | 22533 Faubion Place |
| Area | CLB - Calabasas |
| Subdivision | N/A |
| City | Calabasas |
| County | Los Angeles |
| Zip Code | 91302 |

Amenities

| | |
|----------------|--------------------------------------|
| Parking Spaces | 3 |
| Parking | Covered, Door-Multi, Garage, Private |
| Garages | Covered, Door-Multi, Garage, Private |

| | |
|----------|------------------------------------|
| View | Trees/Woods, Valley |
| Has Pool | Yes |
| Pool | Heated, In Ground, Private, Fenced |

Exterior

| | |
|-------------------|----------|
| Exterior Features | Fire Pit |
|-------------------|----------|

Interior

| | |
|-------------------|---|
| Interior | Carpet, Vinyl |
| Interior Features | Ceiling Fan(s), Walk-In Closet(s) |
| Appliances | Dishwasher, Disposal, Refrigerator, Dryer, Washer |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Living Room |
| # of Stories | 2 |
| Stories | Two |

Additional Information

| | |
|-----------------|--------------------|
| Date Listed | January 31st, 2025 |
| Days on Market | 25 |
| Zoning | LCR110000* |
| Short Sale | N |
| RE / Bank Owned | N |

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