

# \$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

Based on information from California Regional Multiple Listing Service, Inc. as of January 27th, 2026 at 12:20am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.