

\$1,450,000 - 21012 Rios Street, Woodland Hills

MLS® #25521077

\$1,450,000

3 Bedroom, 3.00 Bathroom, 2,190 sqft

Residential on 0 Acres

N/A, Woodland Hills,

Welcome to the Chalet on the Hill, a stunning storybook home located at 21012 Rios Street in the sought-after (Girard Track) Woodland Hills neighborhood. Set on a vast 18,600-square-foot lot across two parcels, this 2,136-square-foot home offers the perfect blend of privacy, charm, and modern amenities. As you drive up the private, gated driveway, you'll be captivated by the home's fairytale-like exterior. A brick staircase leads you to the front door, where the storybook atmosphere continues inside. The living room features soaring cathedral ceilings, rich herringbone oak floors, and an abundance of shelving, creating a cozy yet grand space. A beautiful fireplace adds warmth and character to the room. Just beyond, the family room offers a built-in entertainment center with sleek woodwork and another charming brick fireplace, making it the perfect spot for cozy nights in. The chef's kitchen is a true highlight, with luxurious marble countertops and top-of-the-line Viking appliances, offering both style and function. The adjacent breakfast nook and bar area provide a casual spot to enjoy meals, while French doors seamlessly connect the interior to the enchanting outdoor spaces. Upstairs, the master suite offers stunning views from its private deck, along with an updated en-suite bathroom for ultimate relaxation. A versatile bonus space offers endless possibilities whether you need a playroom, an office, or a peaceful pet retreat. Outside, the home truly shines. The



front yard features a charming sitting area with a swing, perfect for morning coffee, and an arched walkway with serene views of the nearby golf course. The property is ideally situated near the 16th and 17th fairways of the Woodland Hills Country Club, providing an idyllic setting. The large deck off the kitchen and dining areas is perfect for outdoor dining and relaxation, with an oak tree growing right through the deck, adding character to the space. The backyard is designed for entertaining, with multiple areas for entertaining and relaxing. A charming brick staircase leads to a private oasis with a jacuzzi, outdoor shower, and a garden area for growing vegetables and fruits. Additionally, the property includes a barbecue (Viking BBQ) area perfect for gatherings, and a spacious garage with parking for four vehicles, two on the street level and two just below the home. There's also a kennel area that could easily be transformed into a variety of uses, and a picturesque bridge with an arch, offering a peaceful space for gardening or creating a serene sanctuary. With three bedrooms, three baths, a loft, and abundant outdoor spaces, Chalet on the Hill offers a unique opportunity to live in a tranquil, storybook setting, all while being close to golf, shopping, and dining in the heart of Woodland Hills and the happenings of Warner Center.

Built in 1950

Essential Information

MLS® #	25521077
Price	\$1,450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,190
Acres	0.43

Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ivan Estrada
Listing Office	Douglas Elliman

Community Information

Address	21012 Rios Street
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91364

Amenities

Parking Spaces	4
Parking	Concrete, Driveway, RV Access/Parking, RV Covered
# of Garages	4
Garages	Concrete, Driveway, RV Access/Parking, RV Covered
View	Trees/Woods, Golf Course, Park/Greenbelt
Pool	None
Security	Gated Community

Exterior

Lot Description	Landscaped
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Interior

Interior	Carpet, Tile, Wood
Interior Features	Separate/Formal Dining Room, Loft, Cathedral Ceiling(s)
Appliances	Gas Range, Microwave, Refrigerator, Dryer, Washer, Built-In, Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

Additional Information

Date Listed April 10th, 2025

Days on Market 22

Zoning LAR1

Short Sale N

RE / Bank Owned N

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