

\$1,995,000 - 2311 Waring Drive, Agoura Hills

MLS® #25525311

\$1,995,000

4 Bedroom, 4.00 Bathroom, 3,042 sqft

Residential on 0 Acres

N/A, Agoura Hills,

Welcome to this serene retreat nestled in the heart of Agoura Hills. Shaded by mature oak trees, this Mediterranean-style home offers an ideal blend of elegance and tranquility. As you step through the beautifully designed iron doors, you're greeted by an open and bright living area with soaring ceilings, a lovely stone fireplace, and peaceful views of fruit trees and climbing roses. Connected to the living room is a spacious dining area that leads to the heart of the home, a charming kitchen, featuring stainless steel appliances, a large island, a breakfast bar, banquette seating, and gorgeous views of the surrounding mountains. Adjacent to the kitchen, a cozy sitting room with a fireplace provides a welcoming gathering spot and easy access to the back yard. Also on the main floor is the primary suite, complete with a fireplace, walk-in closet, exterior access, and a luxurious bathroom with a large soaking tub and shower. In the backyard, a large portico awaits, ripe with grape vines that produce a delicious harvest throughout the summer. Additional outdoor features include a fire pit with a built-in lounge area, a bbq with bar seating, and private access to the creek beyond. Upstairs, there are three additional bedrooms, including one with a private balcony overlooking magnificent oak trees. Additional features include solar panels, a 3-car garage, a full-house RO water system, a full alarm system, multiple fruit trees (cherry, pomegranate, and citrus) and a wine cellar tucked beneath the stairs. Walking



distance to The Old Place, Cornell Wine Company, and the trails of Peter Strauss Ranch, and minutes to Agoura and the beaches of Malibu, this home offers the perfect balance of privacy and convenience.

Built in 1994

Essential Information

MLS® #	25525311
Price	\$1,995,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,042
Acres	0.31
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Russell Grether
Listing Office	Compass

Community Information

Address	2311 Waring Drive
Area	AGOA - Agoura
Subdivision	N/A
City	Agoura Hills
County	Los Angeles
Zip Code	91301

Amenities

Parking Spaces	6
Parking	Garage, Door-Multi, Driveway
Garages	Garage, Door-Multi, Driveway
View	Mountain(s), Canyon, Trees/Woods
Pool	None

Exterior

Exterior Features	Fire Pit
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Interior

Interior	Carpet, Tile, Wood
Interior Features	Walk-In Closet(s), Ceiling Fan(s), Jack and Jill Bath, Walk-In Pantry
Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Washer, Barbecue
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	2
Stories	Two

Additional Information

Date Listed	April 28th, 2025
Days on Market	31
Zoning	LCM1YY
Short Sale	N
RE / Bank Owned	N

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