

\$1,595,000 - 17805 Erwin Street, Encino

MLS® #25529207

\$1,595,000

5 Bedroom, 3.00 Bathroom, 3,171 sqft
Residential on 0 Acres

N/A, Encino,

Set behind a long privately-gated driveway, 17805 Erwin Street is a beautifully designed 5-bedroom, 4-bathroom custom home located in one of Encino's most desirable neighborhoods. Thoughtfully built in 2007 and set on a generous 13,000+ sq. ft. lot, this 3,171 sq. ft. residence blends comfort, space, and timeless style ideal for growing families and those who love to entertain. The inviting wrap-around front porch and classic architectural details create a warm, welcoming atmosphere from the moment of arrival. Expansive living spaces feature high ceilings and abundant natural light. The layout includes two separate living rooms, a formal dining area, and a private office or guest room on the main floor well-suited for remote work or multi-generational living. At the heart of the home, the gourmet kitchen boasts rich cabinetry, a breakfast nook, and a walk-in pantry, all opening to a large rear porch, perfect for weekend BBQs or relaxed family gatherings. Upstairs, all bedrooms are generously sized with vaulted ceilings and ample closet space. The primary suite offers a true retreat, complete with a walk-in closet and a spa-like bath with a soaking tub and separate shower. The spacious backyard, surrounded by mature landscaping offers privacy and a grassy yard. An oversized 3-car garage provides ample storage and the potential for ADU conversion for extended family or rental income (buyer to verify). Located near top-rated schools, parks, and



convenient freeway access, this home offers a rare combination of space, function, and long-term value.

Built in 2007

Essential Information

MLS® #	25529207
Price	\$1,595,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,171
Acres	0.30
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Alexander Huerta
Listing Office	The Oppenheim Group, Inc.

Community Information

Address	17805 Erwin Street
Area	ENC - Encino
Subdivision	N/A
City	Encino
County	Los Angeles
Zip Code	91316

Amenities

Parking Spaces	3
Parking	Garage, Door-Multi
Garages	Garage, Door-Multi
View	None
Has Pool	Yes
Pool	Filtered

Interior

Interior	Wood
Appliances	Dishwasher, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

Additional Information

Date Listed	April 23rd, 2025
Days on Market	49
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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