

\$1,398,000 - 23316 Blythe Street, West Hills

MLS® #25530241

\$1,398,000

4 Bedroom, 3.00 Bathroom, 3,124 sqft

Residential on 0 Acres

N/A, West Hills,

Welcome to your next home in one of the Valley's most desirable pockets, West Hills, positioned adjacent to Calabasas and Hidden Hills. This beautifully maintained and thoughtfully upgraded single-story pool home offers the perfect blend of suburban tranquility and upscale convenience, nestled among tree-lined streets and family-friendly parks.

Tucked away on a quiet and private cul-de-sac, this 4-bedroom, 2.5-bath residence sits on an expansive 11,500+ sq. ft. lot and is zoned to some of the area's most sought-after schools, including Justice Street Elementary, Chaminade College Preparatory, and El Camino Real Charter High School a prime location for buyers seeking both exceptional education and a high-quality lifestyle. As you step inside, you're greeted by a bright, open floor plan filled with natural light. The home is designed with seamless indoor-outdoor flow, where living and entertaining spaces are thoughtfully placed on one side, and the bedrooms are privately situated on the other. The expansive living room features a striking stone fireplace and large windows that look out onto the massive sunroom, a flexible space perfect for a home gym, creative studio, office, or sun-soaked lounge. At the heart of the home, the chef's kitchen boasts a generous center island and flows effortlessly into the dining area, making it ideal for everyday living and entertaining alike. Throughout the home, you'll find bamboo wood floors, a new HVAC system, a newer



roof with PAID solar panels, a new water heater, fresh interior and exterior paint, and direct garage access. The primary suite is a serene retreat, complete with a spa-inspired bathroom featuring a luxurious soaking tub, a separate glass-enclosed shower, and dual vanities. Three additional bedrooms offer flexible space for guests, children, or a dedicated office. Step outside and discover your own private backyard oasis, designed for both entertaining and relaxation. Multiple outdoor living and dining areas are surrounded by mature fruit trees and lush landscaping. Take a dip in the sparkling pool, shoot hoops on your own basketball court, or simply unwind in the peaceful surroundings. With easy access to the 101 and 118 freeways, premier shopping at The Commons in Calabasas and Westfield Topanga, and scenic hiking trails in the Upper Las Virgenes Canyon Preserve, everything you need is right at your fingertips. Live the lifestyle you've been dreaming of, enjoy the exclusivity and charm of Hidden Hills and Calabasas, without the price tag.

Built in 1965

Essential Information

MLS® #	25530241
Price	\$1,398,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,124
Acres	0.27
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Elizabeth C. Layne

Listing Office Estate Properties

Community Information

Address 23316 Blythe Street
Area WEH - West Hills
Subdivision N/A
City West Hills
County Los Angeles
Zip Code 91304

Amenities

Parking Spaces 2
Parking Door-Multi, Direct Access, Driveway, Garage, Garage Door Opener, Private, Side By Side
Garages Door-Multi, Direct Access, Driveway, Garage, Garage Door Opener, Private, Side By Side
View Park/Greenbelt, Pool, Trees/Woods
Has Pool Yes
Pool Heated, Above Ground, Fenced

Interior

Interior Bamboo
Interior Features Ceiling Fan(s)
Appliances Dishwasher, Disposal, Dryer, Washer
Heating Central
Cooling Central Air
Fireplace Yes
Fireplaces Family Room
of Stories 1
Stories One

Additional Information

Date Listed April 25th, 2025
Days on Market 15
Zoning LARE11
Short Sale N
RE / Bank Owned N

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