

# **\$1,299,000 - 4996 Llano Drive, Woodland Hills**

MLS® #25543075

**\$1,299,000**

3 Bedroom, 2.00 Bathroom, 2,218 sqft

Residential on 1 Acres

N/A, Woodland Hills,

\*\*\*BUYER DID NOT PERFORM \*\*\* Price improvement! Don't miss this incredible opportunity. Property is being sold as is with all inspection reports provided upfront a rare chance for buyers to move forward with confidence. Bring your contractor or vision and take advantage of this value-driven opportunity. Welcome to 4996 Llano Drive, a unique and versatile property located in one of Woodland Hills' most desirable neighborhoods. Situated on an expansive 22,386 sq ft lot, this 3-bedroom, 2-bathroom home offers 2,218 sq ft of interior living space and incredible potential for both personal enjoyment and future development. With Senate Bill 9 in effect, this oversized lot presents a rare opportunity to subdivide the property or build a second residence or guest house offering valuable flexibility for homeowners, developers, or investors. Inside, you'll find breathtaking views from nearly every window, an inviting layout with two decorative fireplaces, and charming architectural touches like an arched window between the kitchen and living room. Outside, enjoy a large backyard oasis featuring a pool, jacuzzi, and spacious deck perfect for entertaining or relaxing in total privacy. The home is located within the boundaries of the award-winning Woodland Hills Elementary Charter School, making it a great fit for families seeking top-tier education. Adding to the appeal is the area's exciting evolution with the upcoming Rams Village at Warner Center, anchored by the Los



Angeles Rams' new training headquarters. This dynamic mixed-use development will include residences, retail, office space, a hotel, indoor entertainment venues, and expansive public parks poised to elevate the entire community. Don't miss this exceptional opportunity to own a property full of character and potential in one of the Valley's most sought-after neighborhoods.

Built in 1976

## Essential Information

MLS® #	25543075
Price	\$1,299,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,218
Acres	0.51
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Katheryn Laska
Listing Office	Sotheby's International Realty

## Community Information

Address	4996 Llano Drive
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91364

## Amenities

Parking Spaces	2
Parking	Door-Multi, Driveway, Garage

Garages	Door-Multi, Driveway, Garage
View	City Lights, Panoramic
Has Pool	Yes
Pool	Lap

## Interior

Interior	Carpet, Wood
Interior Features	Ceiling Fan(s), Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Dining Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	May 29th, 2025
Days on Market	120
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 14th, 2026 at 12:46pm 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.