

\$2,770,000 - 22377 Cass Avenue, Woodland Hills

MLS® #25544099

\$2,770,000

4 Bedroom, 5.00 Bathroom, 3,721 sqft
Residential on 0 Acres

N/A, Woodland Hills,

One-of-a-Kind Designer Estate with Hollywood History & Panoramic Views in Prime Woodland Hills. Welcome to this truly magical, one-of-a-kind home steeped in history and nestled in one of the most sought-after locations in Woodland Hills. Set at the end of a discrete cul-de-sac, behind private gates, this exquisitely reimagined 4-bedroom designer estate offers the ultimate in luxury, privacy, and style, perfectly positioned to capture breathtaking panoramic valley views. A stunning open floor plan awaits, with walls of glass and soaring ceilings that flood the home with natural light and seamlessly blend indoor and outdoor living. The formal living room impresses with dramatic volume, a custom fireplace, and picture-perfect views. French doors lead to a beautiful outdoor dining terrace ideal for intimate dinners or grand-scale entertaining. The chef's kitchen is a showstopper featuring top-of-the-line appliances, designer finishes, and a hidden walk-in pantry. Each bathroom has been meticulously remodeled with premium materials and spa-inspired design. The primary suite is a true sanctuary, accessed through a Venetian plaster turret entry that opens into a serene retreat with a fireplace, French doors to the grounds, a large walk-in closet, and a luxurious spa bath with a copper soaking tub and walk-in steam shower. Equally impressive guest bedrooms feature en-suite baths and stunning views. The lower level offers a rare and private guest quarters with its



own entrance, spacious living room with fireplace, separate bedroom, and remodeled bath perfect for visitors or extended stays. Step outside into an entertainer's dream: a serene pool and spa, elegant outdoor living room with fireplace, outdoor kitchen, lushly landscaped grounds with custom lighting, fountains, and panoramic valley vistas that stretch for miles. The entertaining spaces seem endless with space for the largest events or perfect for intimate time with loved ones enjoyed in tranquility. Recent upgrades include motorized window treatments, custom French doors throughout, an advanced security camera system, integrated indoor/outdoor sound system, lighting enhancements and more. The home has all the charm of a timeless residence with all the smart home features of today's modern buyers needs with automated systems inside and out. Don't miss this rare opportunity to own a slice of history reimagined for modern luxury living. Perfectly hidden yet close to all one needs including minutes to the Topanga Village, Calabasas Commons and a quick drive to world famous Malibu beaches!

Built in 1952

Essential Information

MLS® #	25544099
Price	\$2,770,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,721
Acres	0.35
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence

Style	Craftsman
Status	Closed
Listing Agent	Deanna D'egidio
Listing Office	Harcourts Plus

Community Information

Address	22377 Cass Avenue
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91364

Amenities

Parking Spaces	4
Parking	Door-Multi, Driveway, Garage, Gated
Garages	Door-Multi, Driveway, Garage, Gated
View	City Lights, Hills, Mountain(s), Panoramic, Valley, Trees/Woods
Has Pool	Yes
Pool	In Ground

Interior

Interior	Wood
Interior Features	Walk-In Pantry, Walk-In Closet(s)
Appliances	Barbecue, Dishwasher, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	2
Stories	Two

Additional Information

Date Listed	May 27th, 2025
Days on Market	14
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 30th, 2026 at 3:15am 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.