

\$769,000 - 6265 Canoga Avenue # 38, Woodland Hills

MLS® #25552173

\$769,000

3 Bedroom, 3.00 Bathroom, 1,635 sqft
Residential on 5 Acres

N/A, Woodland Hills,

Discover elevated living in this tastefully upgraded Warner Woodlands townhome, quietly tucked along a landscaped paseo in a quiet, interior location. Beyond a private, gated patio, double doors reveal sun splashed interiors wrapped in warm wood toned flooring. Upon entry, a welcoming living room anchored by a fireplace flows effortlessly into an adjoining dining room, an inviting setting for everything from casual brunches to festive dinner parties. Just beyond, the remodeled kitchen with contemporary tile flooring, pairs sleek maple cabinetry with granite counters and a convenient breakfast bar that connects to a versatile sitting or dining area. Upstairs, the generous primary suite feels like a private retreat with its vaulted ceiling, balcony overlooking manicured pathways, spacious walk in closet, and elegant bath featuring a granite vanity and custom tiled shower. Two additional bedrooms and a full bath provide flexible space for family, guests, or a dedicated home office. Everyday comforts abound with a powder room adjacent to the public rooms, an attached two car garage offering direct entry with side-by-side laundry, and abundant storage. For outdoor enjoyment, resort style grounds where meandering garden paths wind past waterfalls, koi ponds, and lush landscaping. Residents also enjoy a sparkling pool and spa plus a lighted north/south tennis court. The professionally managed HOA and dues include earthquake insurance, water, basic cable and internet and meticulous



common area maintenance for effortless living. Incredible location is the epicenter of the Warner Center mere moments from The Village at Topanga and Westfield Topanga's premier boutiques, restaurants, and entertainment as well as the neighborhood renaissance of the forthcoming \$10 billion, 52-acre mixed use campus anchored by the LA Rams' cutting-edge training facility just across the street. This home offers both turnkey comfort today and compelling investment potential for tomorrow!

Built in 1977

Essential Information

MLS® #	25552173
Price	\$769,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,635
Acres	5.15
Year Built	1977
Type	Residential
Sub-Type	Condominium
Style	Spanish
Status	Closed
Listing Agent	Daniel M. Weiser
Listing Office	The Agency

Community Information

Address	6265 Canoga Avenue # 38
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91367

Amenities

Amenities	Pool, Spa/Hot Tub, Tennis Court(s)
Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	Park/Greenbelt
Has Pool	Yes
Pool	Association
Security	Gated Community

Exterior

Windows	Custom Covering(s), Plantation Shutters
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Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Dryer, Washer, Double Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Multi/Split, Three Or More

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	June 16th, 2025
Days on Market	10
Zoning	LAWC
Short Sale	N
RE / Bank Owned	N

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