

\$2,188,000 - 22824 Margarita Drive, Woodland Hills

MLS® #25575399

\$2,188,000

5 Bedroom, 4.00 Bathroom, 2,918 sqft

Residential on 0 Acres

N/A, Woodland Hills,

Tucked away on a serene, tree-lined street south of the Boulevard, this newly remodeled two-story estate blends timeless California charm with refined modern luxury. Thoughtfully curated for elegant family living and effortless entertaining, the 5-bedroom residence sits on an expansive, private lot adorned with lush, mature landscaping and high-end amenities at every turn. A tranquil water feature and smart-controlled landscape lighting frame the striking curb appeal, inviting you into a warm, light-filled interior. The grand living room features an arched wood-burning fireplace finished in natural plaster and flanked by bespoke built-ins, setting the tone for the home's artful design. At the heart of the home lies the custom chef's kitchen, an entertainer's dream, complete with rich wood cabinetry, walk-in pantry, water filtration system, luxury Forno appliances, and a showstopping lilac marble island. Designed for seamless indoor-outdoor flow, the family room opens to an expansive resort-style backyard oasis. Entertain under the barn wood trellis in the oversized outdoor kitchen and dining area, unwind by the custom heated pool, or perfect your short game on the private putting green. A full outdoor bathroom with natural stone, slip-resistant flooring ensures comfort and convenience for guests and poolside living. Upstairs, you'll find five versatile bedrooms, including a serene primary retreat with a spacious walk-in closet and a spa-like en-suite bath with dual rainfall showers. Two additional



bedrooms offer comfortable proportions, while the two rear bedrooms provide ideal flexibility perfect as home offices, guest quarters, or creative studios. A dedicated laundry room and additional utility space offer everyday practicality, while wide-plank hardwood floors, imported European tiles, multi-zone HVAC, and a durable metal roof provide modern comfort and long-term value. With its blend of sophistication, warmth, and functionality, this exceptional home is ideal for growing families or those who love to entertain in style. Located moments from top-rated schools, local markets, and premier shopping, and just minutes from Calabasas, this is Woodland Hills living at its finest.

Built in 1963

Essential Information

MLS® #	25575399
Price	\$2,188,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,918
Acres	0.24
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	David Rindenow
Listing Office	Equity Union

Community Information

Address	22824 Margarita 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
of Garages 2
Garages Door-Multi, Driveway, Garage
View None
Has Pool Yes
Pool In Ground, Gunite
Security Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Features Rain Gutters
Windows Double Pane Windows
Roof Metal

Interior

Interior Wood
Interior Features Breakfast Bar, Separate/Formal Dining Room, Walk-In Pantry, Walk-In Closet(s), Bar
Appliances Barbecue, Dishwasher, Disposal, Gas Oven, Microwave, Refrigerator, Range Hood, Vented Exhaust Fan, Double Oven, Range
Heating Central
Cooling Central Air, Dual
Fireplace Yes
Fireplaces Living Room
of Stories 2
Stories One, Two

School Information

District Los Angeles Unified

Additional Information

Date Listed August 7th, 2025
Days on Market 31
Zoning LARE15
Short Sale N

RE / Bank Owned N

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