

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

MLS® #25575399

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## **\$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, Gunitite
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
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### Additional Information

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

RE / Bank Owned    N

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