

\$1,499,000 - 23415 Mariano Street, Woodland Hills

MLS® #25575659

\$1,499,000

4 Bedroom, 3.00 Bathroom, 2,080 sqft

Residential on 0 Acres

N/A, Woodland Hills,

Welcome to 23415 Mariano Street, a beautifully updated single-story home set on a spacious, flat 11,123 sq ft lot in one of Woodland Hills' most desirable neighborhoods very close to Calabasas. With 4 bedrooms, 3 bathrooms, and 2,080 sq ft of thoughtfully designed living space, this home offers a perfect blend of modern upgrades and everyday comfort. Located within the award-winning El Camino Real Charter School district, it's an ideal opportunity for those seeking convenience, style, and value. Step through the double-door entry into light-filled interiors featuring vaulted ceilings, luxury plank flooring, recessed lighting, and an open, flowing layout. The family room and dining area are connected for seamless entertaining and daily living, with French doors leading out to the generous backyard. At the heart of the home is a stunning chef's kitchen, complete with white cabinetry, quartz countertops, high-end stainless steel appliances including a Sub-Zero refrigerator, double ovens, and a large center island with bar seating. A built-in bar area with additional storage adds charm and function. The primary suite offers a peaceful retreat with a bay window and built-in window seat, a walk-in closet with custom built-ins, and a renovated en-suite bathroom with dual sinks. Three additional bedrooms share a well-appointed full bathroom, and there's also a separate powder room for guests. Outside, the private spacious backyard offers a sparkling pool, covered patio for dining



or lounging, built-in BBQ, and generous lawn space - an ideal setting for gatherings and making memories with family and friends. Additional highlights include updated HVAC, roof, water heater and pool equipment, along with dual-pane windows and a newer garage door and motor. Just minutes from The Village, Westfield Topanga, popular dining spots, local parks, and hiking trails, this home is a turnkey gem in a prime location.

Built in 1960

Essential Information

MLS® #	25575659
Price	\$1,499,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,080
Acres	0.26
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Melissa Improta
Listing Office	eXp Realty of Greater Los Angeles

Community Information

Address	23415 Mariano Street
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91367

Amenities

Parking Spaces	5
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Parking	Door-Multi, Driveway, Garage, Storage
# of Garages	2
Garages	Door-Multi, Driveway, Garage, Storage
View	None
Has Pool	Yes
Pool	In Ground, Private

Exterior

Roof	Composition, Shingle
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Interior

Interior	Tile
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Recessed Lighting
Appliances	Barbecue, Convection Oven, Double Oven, Dishwasher, Disposal, Gas Oven, Microwave, Range, Refrigerator, Range Hood, Vented Exhaust Fan
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	August 12th, 2025
Days on Market	10
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

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