

# **\$975,000 - 6236 Kenwater Avenue, Woodland Hills**

MLS® #25594031

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## **\$975,000**

3 Bedroom, 2.00 Bathroom, 1,167 sqft  
Residential on 0 Acres

N/A, Woodland Hills,

\* Price Reduction!\* Welcome to this beautifully upgraded 3-bedroom / 2-bathroom ranch-style home, perfectly nestled on one of the largest lots in the neighborhood! With endless potential, this home offers a private, oversized backyard with roughly 1,300 sqft of luxury artificial turf, that's ideal for entertaining and enjoying the Southern California lifestyle. Whether you're dreaming of a future expansion or envisioning the addition of an ADU, the possibilities are truly limitless. Step inside to a tranquil, modern Santa Barbara-inspired oasis where every detail has been thoughtfully curated. The gourmet kitchen features sleek stainless steel appliances, gorgeous granite countertops, and custom cabinetry with newly painted finishes and designer hardware. The open-concept living and dining areas are bathed in natural light and create the perfect flow for family living and entertaining. New luxury vinyl flooring runs throughout the entire home, complementing freshly painted ceilings and walls. Stylish new lighting fixtures enhance the ambiance, while the newer windows ensure plenty of sunlight and energy efficiency. Both bathrooms have been tastefully remodeled with contemporary finishes, each offering a shower-over-tub setup. 2 car garage with washer/dryer and ample room for storage. Enjoy seamless indoor-outdoor living with a spacious patio, complete with a motorized retractable awning (with a wind sensor) for ultimate convenience and comfort and full grown orange and



passion guava trees in the backyard. The front yard boasts drought resistant plants with a drip system installed. Additional perks include a built-in electric double oven, 5-burner gas range, and included refrigerator and washer/dryer. Located in a quiet, family-friendly neighborhood, this home is near top-rated schools Hale Middle School, El Camino High School, and Lockhurst Elementary School. You'll also enjoy easy access to the Warner Center, Calabasas Commons, the 101 Freeway, and the beautiful beaches of Malibu. This home offers the perfect combination of space, style, and location. Don't miss out on this wonderful opportunity to own in a prime area schedule your private showing today!

Built in 1960

**Essential Information**

MLS® #	25594031
Price	\$975,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,167
Acres	0.20
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Jake Mercurio
Listing Office	eXp Realty of Greater Los Angeles

**Community Information**

Address	6236 Kenwater Avenue
Area	WHLL - Woodland Hills
Subdivision	N/A

City	Woodland Hills
County	Los Angeles
Zip Code	91367

### **Amenities**

Parking Spaces	2
Parking	Door-Multi, Driveway, Garage
Garages	Door-Multi, Driveway, Garage
View	Trees/Woods, Hills
Pool	None
Security	Carbon Monoxide Detector(s), 24 Hour Security, Smoke Detector(s), Fire Detection System

### **Exterior**

Exterior Features	Koi Pond
Windows	Blinds, Double Pane Windows, Drapes

### **Interior**

Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Recessed Lighting, Attic, Storage
Appliances	Barbecue, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Dryer, Washer, Built-In, Double Oven, Gas Cooktop, Range, Range Hood
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	September 17th, 2025
Days on Market	35
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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