

\$650,000 - 22525 Sherman Way # 1201, West Hills

MLS® #GD25161352

\$650,000

3 Bedroom, 3.00 Bathroom, 1,633 sqft
Residential on 4 Acres

N/A, West Hills,

Welcome to this spacious 3-bedroom, 2.5-bath tri-level end-unit townhome located in a secure, gated community in the heart of West Hills. Light-filled and thoughtfully designed, this home combines modern comfort with timeless elegance. Step into the inviting living room featuring a cozy fireplace and stunning marble flooring, setting the tone for stylish living. Elegant hardwood and laminate floors flow throughout the home, complementing the refined ambiance. The formal dining room with a built-in wet bar is perfect for entertaining, while the adjacent breakfast nook offers a charming space for casual meals. Upstairs, retreat to the expansive primary suite, complete with soaring ceilings, a private en-suite bath, and a built-in sauna for your own spa-like escape. Natural light pours in through a large skylight above the stairway, enhancing the airy feel throughout the home.

Enjoy your morning coffee or evening unwind on the spacious private patio and balcony, ideal for indoor-outdoor California living. Additional conveniences include an in-unit laundry area and an attached 2-car garage with direct access. This well-maintained, resort-style community offers premium amenities, including a sparkling pool, relaxing spa, tennis court, and secure gated entry.



Donâ€™t miss this rare opportunity to own a

corner unit in one of West Hills's™ most desirable complexes"close to shopping, dining, parks, and top-rated schools.

Built in 1981

Essential Information

MLS® #	GD25161352
Price	\$650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,633
Acres	3.85
Year Built	1981
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Saman Sabeti-toussi
Listing Office	Americana Real Estate Services

Community Information

Address	22525 Sherman Way # 1201
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91307

Amenities

Amenities	Gas, Barbecue, Pool, Water, Tennis Court(s)
Parking Spaces	2
# of Garages	2
View	Peek-A-Boo
Has Pool	Yes
Pool	Community, Association

Interior

Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	July 17th, 2025
Days on Market	10
Short Sale	N
RE / Bank Owned	N

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