

\$925,000 - 22323 Schoenborn Street, West Hills

MLS® #NDP2601701

\$925,000

4 Bedroom, 2.00 Bathroom, 1,452 sqft
Residential on 0 Acres

N/A, West Hills,

A rare opportunity to own a well-proportioned single-story home on an expansive 11,399 sq.ft. lot in one of the Valley's more sought-after pockets, West Hills, north of Roscoe Blvd and west of Topanga Canyon Blvd. The curb appeal alone sets this property apart: a fully replaced and refinished concrete driveway winds through mature colorful, drought-tolerant landscaping that has been thoughtfully curated over time, creating a welcoming streetscape that few homes in this price range can match. The driveway's layout and generous width also provide meaningful off-street parking beyond the attached two-car garage, a practical everyday advantage that agents and buyers alike will immediately appreciate. What continues around back is equally impressive. The rear yard mirrors the care and intention of the front, mature plantings, thoughtful layout, and the same attention to detail that makes this property genuinely stand out. Along the west side of the home, an existing run offers an interesting secondary benefit: it could serve as a dedicated private entry or access corridor for a future ADU, giving that space a functional dual purpose worth noting during any planning conversation with the building department. What makes this listing compelling from a practical standpoint is the scope of work that has already been completed. The major systems the ones that are expensive, and easy to overlook until they fail have been addressed: Removal of original HVAC ducting



throughout attic and replaced with new, removal of original attic insulation, and replaced with new insulation that measures R38. Removal of all original galvanized sewer line and replaced with ABS, and a newly installed roof (warranty documentation forthcoming). These are not cosmetic upgrades. They represent a significant investment in the bones of the property and translate directly into reduced carrying risk for any buyer. The interior is original in character and presents a clean canvas. The layout is functional: 4 bedrooms, 2 bathrooms, a living room with fireplace, and an attached oversized 2-car garage. The right buyer, whether a hands-on owner who wants to personalize a solid home in a desirable neighborhood, or someone who simply wants to move in and update on their own timeline will recognize the value here immediately. The lot is a genuine standout. At 11,399 sq.ft. there is ample room for a pool and still retain usable yard space. ADU potential also exists on this lot, which could serve as additional living quarters or a rental income source; the west side corridor may offer a natural access solution for a rental ADU scenario. Buyers are encouraged to verify setbacks and any applicable easements directly with the local building department, seller is not aware of any easements affecting the property.

Built in 1958

Essential Information

MLS® #	NDP2601701
Price	\$925,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,452
Acres	0.26

Year Built	1958
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Joseph Post
Listing Office	eXp Realty of Southern CA

Community Information

Address	22323 Schoenborn Street
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91304

Amenities

Utilities	Electricity Connected, See Remarks, Cable Connected
Parking Spaces	6
Parking	Door-Multi, Driveway, Garage, On Street
# of Garages	2
Garages	Door-Multi, Driveway, Garage, On Street
View	Neighborhood
Has Pool	Yes
Pool	None, See Remarks

Exterior

Exterior	Stucco
Exterior Features	Awning(s)
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Garden, Landscaped, Sprinkler System, Street Level, Yard
Roof	Composition, Shingle
Construction	Stucco

Interior

Interior	Carpet, Vinyl
Interior Features	Primary Suite
Appliances	Dishwasher, Disposal, Gas Oven, Gas Cooktop, Gas Water Heater
Heating	Forced Air

Cooling	Central Air, High Efficiency
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	February 21st, 2026
Days on Market	7
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

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