

# \$6,480 - 5055 Catalon Ave, Woodland Hills

MLS® #P1-21686

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**\$6,480**

4 Bedroom, 3.00 Bathroom, 2,621 sqft  
Residential Lease on 0 Acres

Not Applicable, Woodland Hills,

Welcome to 5055 Catalon Avenue, a beautifully crafted two-story home located in the desirable 'South of Ventura' neighborhood of Woodland Hills. This elegant 4-bedroom, 3-bathroom residence offers 2,621 square feet of refined living space. Step inside to discover an inviting living room with a charming brick wood-burning fireplace, setting the tone for warmth and comfort. The open kitchen is a culinary haven, featuring custom cabinetry, Crema Bella Quartz countertops, and premium appliances. Adjacent to the kitchen, the quaint dining area seamlessly transitions into a generous family room, perfect for entertaining. The private outdoor space is a tranquil retreat, boasting a private patio with a built-in gas fire pit and an array of fruit trees, providing a delightful setting for outdoor enjoyment. The home is adorned with dark-stained oak hardwood floors, custom built-ins, and a spacious walk-in closet in the primary suite. Modern conveniences include air conditioning, an in-unit washer/dryer, and a garage with included parking. This meticulously maintained home offers a sophisticated lifestyle in a prime Woodland Hills location.



Built in 1960

## Essential Information

MLS® #	P1-21686
Price	\$6,480

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,621
Acres	0.18
Year Built	1960
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kristine Ng
Listing Office	COMPASS

### **Community Information**

Address	5055 Catalon Ave
Area	WHLL - Woodland Hills
Subdivision	Not Applicable
City	Woodland Hills
County	Los Angeles
Zip Code	91364

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Gardener, Sewer
Parking Spaces	5
Parking	Door-Single, Garage, On Site
# of Garages	2
Garages	Door-Single, Garage, On Site
View	None
Pool	None

### **Exterior**

Lot Description	Paved
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### **Interior**

Interior	Wood
Interior Features	Recessed Lighting, Unfurnished, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Balcony
Appliances	Dishwasher, Gas Oven, Refrigerator, Water Heater, Free-Standing Range, Freezer

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

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	29
Short Sale	N
RE / Bank Owned	N

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