

# **\$1,297,000 - 21705 Dumetz Road, Woodland Hills**

MLS® #SR24195400

**\$1,297,000**

3 Bedroom, 2.00 Bathroom, 1,659 sqft

Residential on 0 Acres

N/A, Woodland Hills,

Back on the market at no fault of the seller.

**SOUTH OF THE BOULEVARD** in prime Woodland Hills, this beautifully remodeled **ONE-STORY** single-family home is perched high above the street, offering both privacy and charm. The property features 3 bedrooms and 2 bathrooms, including a primary bedroom with an en-suite bathroom. Two additional large bedrooms share a hallway bathroom with a tub. The home is filled with tons of closets and built-in storage throughout, providing ample space for all your needs. The newly remodeled kitchen is bright and modern, adjacent to a laundry room with two pantries for added convenience. Freshly painted both inside and out, the home also boasts a bright living room with a fireplace, newer windows throughout, and brand-new recessed lighting. A new HVAC system ensures year-round comfort. The terraced backyard includes a lovely patio area, a water feature, and stone steps that lead up to a slope of fruit trees, perfect for enjoying outdoor living. The property is within walking distance to shops, restaurants on Topanga Canyon Blvd and Ventura Blvd, as well as Serrania Park. Additionally, it is just 7 minutes from one of the biggest malls in LA and 20 minutes from the beach. This home, priced to sell, is a fantastic opportunity in a highly desirable neighborhood.



Built in 1962

## **Essential Information**

MLS® #	SR24195400
Price	\$1,297,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,659
Acres	0.17
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Rana Khanjani
Listing Office	Sync Brokerage

## Community Information

Address	21705 Dumetz Road
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91364

## Amenities

Parking Spaces	2
# of Garages	2
View	Neighborhood
Pool	None

## Exterior

Lot Description	Drip Irrigation/Bubblers, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer
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## Interior

Interior	Vinyl
Interior Features	All Bedrooms Down, Bedroom on Main Level, Main Level Primary
Appliances	Dishwasher, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator
Heating	Central
Cooling	Central Air

Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	September 19th, 2024
Days on Market	113
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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