

\$1,225,000 - 23701 Califa Street, Woodland Hills

MLS® #SR24195827

\$1,225,000

5 Bedroom, 3.00 Bathroom, 2,406 sqft
Residential on 0 Acres

N/A, Woodland Hills,

WELCOME TO YOUR NEW DREAM HOME!
THIS IS THE NEW STANDARD OF
WOODLAND HILLS LIVING. WALNUT
ACRES ADJACENT! PLUS SIZE HOME,
INVESTMENT OPPORTUNITY FOR
PASSIVE INCOME, CORNER LOT! Upon arrival you are greeted by a multitude of curb appeal. From aesthetically pleasing gates, well manicured and designed drought tolerant landscape, plus size driveway and parking area, and much much more. Making our way into the home your are greeted with a spacious family room complimented by a charming fire place area with an abundance of natural lighting, making peaceful moments that much more special with your loved ones. This completely redesigned kitchen area is fitted with an oversized island, new stainless steel appliances, custom built cabinetry, and even more space to entertain with direct access to your entertainers backyard! Making our way into the bedrooms you will be greeted by the first spacious bedroom fitted with a plus sized mirrored closet and a peaceful ambiance of natural lightning. Shortly down the way is the primary suite fitted with spacious living area, spacious closet space, and an attached primary bath with an oversized dual vanity, aesthetic shower area, and much much more. The next bedroom is fitted with similar amenities along with the ever present natural lighting flowing entirely throughout **YOUR NEW HOME!** Directly between these two bedrooms you will find a quaint closet area for



a stackable washer and dryer, and shared hall bath fitted with another oversized dual vanity and hand designed shower area. YOUR NEW HOME is fitted with an absolute entertainers playground, perfect for guest or special moments with loved ones, from this generously sized pool/spa to the spacious area perfect for family dinners or games with friends and loved ones. YOUR NEW HOME is also fitted with a recently constructed 1 BED/1 BATH ADU where elegance and modern finishes meet. From the spacious bedroom, to the size-bale living and kitchen area, and much much more. A perfect space for a loved one, small business/office space, and/or opportunity to have a passive income stream while living in your dream home! COME MAKE THIS HOUSE YOUR NEW HOME! IT WILL NOT LAST! PRICED TO SELL, MOTIVATED SELLERS!

Built in 1961

Essential Information

MLS® #	SR24195827
Price	\$1,225,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,406
Acres	0.19
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	John Obara
Listing Office	Team John and Myrna

Community Information

Address	23701 Califa Street
Area	WHLL - Woodland Hills

Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91367

Amenities

Parking	Driveway, Gated
Garages	Driveway, Gated
View	Neighborhood, Valley
Has Pool	Yes
Pool	In Ground, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Copper Plumbing
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Secluded, Yard
Windows	Double Pane Windows
Roof	Shingle
Construction	Copper Plumbing

Interior

Interior	Laminate
Interior Features	Eat-in Kitchen, Open Floorplan, Recessed Lighting, Primary Suite, Quartz Counters, Storage, Unfurnished
Appliances	Microwave, Dishwasher, Disposal, Dryer, Gas Oven, Gas Range, Refrigerator, Vented Exhaust Fan, Washer, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	September 20th, 2024
Days on Market	112

Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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