

# **\$949,000 - 23827 Friar Street, Woodland Hills**

MLS® #SR24213600

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## **\$949,000**

3 Bedroom, 2.00 Bathroom, 1,540 sqft  
Residential on 0 Acres

N/A, Woodland Hills,

\$25,000 Price Reduction! Beautiful 3  
Bedroom, 1.75 Bath Home with Pool in  
Woodland Hills



Welcome to your new home, where comfort meets modern living across 1,540 square feet of space. Inside, you'll find an open floorplan where the living room, dining area, and family room come together to create a spacious environment perfect for family time and entertaining guests. The family room boasts a high ceiling and large windows, making the space feel even larger, and a warm and inviting brick fireplace adds a cozy touch.

The kitchen is a cook's dream with sleek granite countertops, a garden window, and a double oven. There's plenty of room for all your kitchen gadgets in the ample cabinets and drawers. The 4-burner cooktop gives you lots of space and options when preparing your meals in this bright & light kitchen. The main bathroom features a large tub for soaking and unwinding after a busy day, or the convenience of a generously sized walk-in shower. The second bathroom is a guest bath featuring a stall shower. THERE IS NO EN-SUITE BATHROOM FOR THE PRIMARY BEDROOM. The entire house enjoys the convenience and easy maintenance of wood-like laminate flooring.

Some of the big updates have been taken care of for you. In recent years the roof was redone.

Most recently the water heater, and pool pump were replaced. Step outside to a backyard that's all about fun and relaxation, with a large pool and fragrant citrus trees that provide both sweet fruit and cool shade. The patio is great for BBQs and outdoor dining, with a gas hookup ready for grilling.

Located in a quiet, family-friendly part of Woodland Hills, this home offers a calm retreat with the added convenience of being close to excellent schools, including Lockhurst and El Camino Real Charter High School. You're just a easy walk away from shops and restaurants, and a short drive to the beach, popular shopping spots, and plenty of parks for outdoor activities.

Green features like solar panels and a smart NEST thermostat make this home energy-efficient, and all the bedrooms are neatly situated on one side for privacy. The additional bathroom by the family room is especially convenient when you're hosting friends or spending the day by the pool.

This home strikes the perfect balance of peaceful living and accessibility, making it a great choice for your next move.

Built in 1960

**Essential Information**

MLS® #	SR24213600
Price	\$949,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,540
Acres	0.15
Year Built	1960
Type	Residential

Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Brad Wiseman
Listing Office	Pinnacle Estate Properties, Inc.

## Community Information

Address	23827 Friar Street
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91367

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	5
Parking	Concrete, Door-Single, Driveway, Garage, Garage Faces Side, On Street
# of Garages	2
Garages	Concrete, Door-Single, Driveway, Garage, Garage Faces Side, On Street
View	Neighborhood, Valley, Trees/Woods
Has Pool	Yes
Pool	Fenced, Gunite, In Ground, Permits, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Drywall, Stucco, Vinyl Siding, Copper Plumbing
Exterior Features	Rain Gutters
Lot Description	ZeroToOneUnitAcre, Front Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Level, Near Public Transit, Rectangular Lot, Sprinklers Timer, Sprinklers On Side, Sprinkler System, Walkstreet, Yard
Windows	Blinds, Double Pane Windows, Screens
Roof	Shake
Construction	Drywall, Stucco, Vinyl Siding, Copper Plumbing
Foundation	Slab

## Interior

Interior	Laminate
Interior Features	Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Granite

	Counters, Unfurnished, All Bedrooms Down, Main Level Primary
Appliances	Double Oven, Dishwasher, Electric Oven, Freezer, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Vented Exhaust Fan, Water To Refrigerator, Water Heater
Heating	Central, Forced Air
Cooling	Central Air, Attic Fan
Fireplace	Yes
Fireplaces	Family Room, Gas, Gas Starter, Kitchen, Masonry, Raised Hearth, Wood Burning
# of Stories	1
Stories	One

### School Information

District	Los Angeles Unified
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### Additional Information

Date Listed	October 14th, 2024
Days on Market	51
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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