

# \$1,650,000 - 5149 Catalon Avenue, Woodland Hills

MLS® #SR25002922

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## \$1,650,000

4 Bedroom, 4.00 Bathroom, 3,273 sqft  
Residential on 0 Acres

N/A, Woodland Hills,

Huge price reduction!! Rare/Authentic Spanish home South of the Blvd in Woodland Hills! Relocated, remodeled and expanded (3273 sq ft per assessor) to 4 bedrooms 4 baths.

Gorgeous wrought Iron front doors welcome you into the open floor plan and Great Room. Spacious primary bedroom and ensuite marble bath on main level. Huge, modern gourmet kitchen with multiple skylights and high windows lining the ceiling flooding the room with natural light. Secondary prep kitchen/laundry room for added functionality. New aluminum dual pane windows throughout.

Wood beamed living room with fireplace, sliding barn door, separate entrance and bath for home office option. Large two car garage with industrial type garage door w/opener. Decorative Wrought Iron Gated 10,730 sq foot lot. Fantastic location near distinguished public and private schools, Pierce College, Warner Business center, Kaiser Hospital, the new L.A. Rams training center, the Westfield Shopping Mall and The Village with trendy bars & restaurants.



Built in 1932

## Essential Information

MLS® #	SR25002922
Price	\$1,650,000
Bedrooms	4
Bathrooms	4.00

Full Baths	4
Square Footage	3,273
Acres	0.25
Year Built	1932
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Rudolph C'dealva
Listing Office	Pinnacle Estate Properties, Inc.

## Community Information

Address	5149 Catalon Avenue
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91364

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete, Direct Access, Door-Single, Driveway, Garage, Gated, RV Potential, Boat
# of Garages	2
Garages	Concrete, Direct Access, Door-Single, Driveway, Garage, Gated, RV Potential, Boat
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Security Gate, Smoke Detector(s), Security System

## Exterior

Exterior	Stucco
Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Drip Irrigation/Bubblers, Front Yard, Gentle Sloping, Landscaped, Yard, Irregular Lot, Near Public Transit
Windows	Double Pane Windows, Screens, Skylight(s), French/Mullioned, Garden

	Window(s)
Roof	Spanish Tile
Construction	Stucco
Foundation	Raised

## Interior

Interior	Tile, Wood
Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Bar, Beamed Ceilings, Entrance Foyer, Living Room Deck Attached, Tile Counters, Utility Room
Appliances	Dishwasher, Gas Cooktop, Disposal, Refrigerator, Range Hood, Dryer, Washer, Double Oven, SixBurnerStove
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
Elementary	Serrania
High	Taft

## Additional Information

Date Listed	January 6th, 2025
Days on Market	46
Zoning	LARE40
Short Sale	N
RE / Bank Owned	N

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