

\$2,695,000 - 22269 Avenue San Luis, Woodland Hills

MLS® #SR25011832

\$2,695,000

5 Bedroom, 6.00 Bathroom, 4,537 sqft

Residential on 0 Acres

N/A, Woodland Hills,

This custom Woodland Hills haven has been thoroughly and extensively reimaged and reinvented. With 5 bedrooms, 5.5 bathrooms, and a stunning home office, this residence boasts 4,500+ square feet of living space.

Every area has been thoughtfully designed by its creator resulting in vibes typically seen in the highest end of finishes and design in neighborhoods like Malibu or Brentwood. The flawless layout is ideal, from the functional upscale kitchen boasting Thermador appliances and large walk-in pantry, to the expansive master retreat inclusive of a spa-like bathroom, his and her walk-in closets, built-in vanity and spacious balcony. With statements of Roman Clay walls throughout, this warm residence has it all! The functionality and comfort proceeds with 5 ensuite bedrooms, two of which are situated on the 1st level.

Stepping outdoors to the tranquil and alluring backyard which is meticulously landscaped and lit, you will encounter a brand new pool and spa with large baja area surrounded by beautiful potted olive trees, multiple seating areas, and a large covered high ceiling cabana, perfect to watch the games of the week or for outdoor family movie nights. There is ample storage space with a designated storage facility in the backyard, and multiple custom linen and coat closets throughout the home. Additional features include drive in/drive out driveway gates, 3 fireplaces and epoxy floor garage. This Woodland Hills gem is delightfully situated south of Ventura Blvd. yet



close to all the conveniences and essentials....Whole Foods, Trader Joes, The Village, Westfield Topanga, The Commons at Calabasas and a plethora of restaurants. Once you step in, you will not want to leave.

Whether you're looking for a family home or are a couple looking to entertain, this warm generational home is perfect for you.

Built in 1951

Essential Information

MLS® #	SR25011832
Price	\$2,695,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,537
Acres	0.20
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Modern
Status	Closed
Listing Agent	Darius Majlessi
Listing Office	Sotheby's International Realty

Community Information

Address	22269 Avenue San Luis
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91364

Amenities

Parking Spaces	2
Parking	Direct Access, Garage, Circular Driveway

# of Garages	2
Garages	Direct Access, Garage, Circular Driveway
View	Neighborhood
Has Pool	Yes
Pool	Heated, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Windows	Double Pane Windows
Roof	Tile
Foundation	Slab

Interior

Interior	Laminate, Tile
Interior Features	Balcony, Separate/Formal Dining Room, Open Floorplan, Pantry, Recessed Lighting, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Bedroom on Main Level, Breakfast Bar, Built-in Features, Cathedral Ceiling(s)
Appliances	SixBurnerStove, Dishwasher, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Family Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	January 16th, 2025
Days on Market	3
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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