

\$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 reimagined 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

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|----------|---------------------|
| District | Los Angeles Unified |
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Additional Information

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

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