

# **\$449,000 - 22100 Burbank Boulevard # 138d, Woodland Hills**

MLS® #SR25012220

**\$449,000**

2 Bedroom, 2.00 Bathroom, 883 sqft

Residential on 5 Acres

N/A, Woodland Hills,

Tranquil Condo Living in Woodland Hills (near Topanga Canyon): Escape the ordinary and embrace a lifestyle of comfort, convenience, and California sunshine in this stunning

2-bedroom 2-bathroom Woodland Hills condo!

Nestled in a vibrant community, the perfect blend of modern living and amenities, all within reach of the area's best shopping, dining, and entertainment. Commuting is a breeze with easy access to major freeways. There are two assigned parking spaces and ample guest parking. \*Step Inside and Be Captivated: Sunlight streams through large windows illuminating the open and airy living spaces.

Hardwood floors, granite countertops, recessed lighting offers inviting ambiance.

Included smart thermostat with central air and heating keeps everyone comfortable year round. Come outside and enjoy the perfect location for lounging or entertaining guests on your vine-covered patio overlooking the sparkling community pool. Easy access to the pool/spa/gym directly from the patio gate. \*A

Delight for Cooking: The kitchen is well-equipped, featuring sleek granite bar-height countertops, modern stainless-steel range, and ample cabinet space with under cabinet lighting. \*Rest and Relaxation: Retreat to your serene primary bedroom with soft natural light and plenty of room for a king-sized bed. The connected bathroom includes generous counter space and decorative fixtures. Massive vanity mirror. A spacious walk-in closet offers abundant storage, and an



additional closet for even more storage. \*The versatile second bedroom/office offers 2 mirrored closets and has its own connected bathroom. Perfect for guests, a childâ€™s room, or creative studio. \*Live the Resort Lifestyle: Dive into the refreshing community pool on a hot summer day, surrounded by lush landscaping and comfortable lounge chairs. Stay active in the fitness center, complete with cardio machines and weights. \*This unique home is move in ready, a great opportunity!

Built in 1979

## Essential Information

MLS® #	SR25012220
Price	\$449,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	883
Acres	5.11
Year Built	1979
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Diego Escobar
Listing Office	Equity Union

## Community Information

Address	22100 Burbank Boulevard # 138d
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91367

## Amenities

Amenities	Fitness Center, Insurance, Pool, Recreation Room, Security, Spa/Hot Tub, Sport Court, Tennis Court(s), Trash, Water
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Parking Spaces	2
Parking	Assigned, Guest, Side By Side
Garages	Assigned, Guest, Side By Side
View	Pool
Has Pool	Yes
Pool	Association, Community
Security	Gated Community

## Exterior

Lot Description	ZeroToOneUnitAcre
Windows	Blinds

## Interior

Interior	Tile, Wood
Interior Features	All Bedrooms Down, Walk-In Closet(s), Granite Counters, Partially Furnished, Recessed Lighting
Appliances	Dishwasher, Refrigerator, Disposal, Electric Range, Microwave
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	January 16th, 2025
Days on Market	172
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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