

# **\$1,499,000 - 22531 Waterbury Street, Woodland Hills**

MLS® #SR25032768

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**\$1,499,000**

4 Bedroom, 3.00 Bathroom, 2,818 sqft

Residential on 0 Acres

N/A, Woodland Hills,

Perfectly situated in one of the most desirable locations in Woodland Hills-South, this stunning, meticulously maintained two-story home offers the ultimate in high-end family living. With 2,818 square feet of thoughtfully designed space, the home boasts soaring ceilings, an exceptional flow, and abundant natural light. The grand master wing is a true retreat, complemented by three additional spacious bedrooms, sophisticated lighting, and a recently remodeled gourmet chef's kitchen. Numerous upgrades throughout showcase undeniable pride of ownership. The enchanting grounds are nothing short of extraordinary, featuring multiple romantic sitting areas, a sprawling grassy yard, lush landscaping, and a sparkling private pool and jacuzzi. Designed for both relaxation and entertaining, the backyard provides an unparalleled sense of tranquility and exclusivity. This prime location offers unmatched convenience, just minutes from the upscale shopping and dining at The Calabasas Commons and The Topanga Village. Enjoy effortless access to Gelson's, Whole Foods, entertainment, parks, fine dining, and scenic hiking trails—or take a short, picturesque drive through Topanga Canyon to the beach. Situated in a coveted blue-ribbon school district, this Woodland Hills gem truly has it all. Don't miss this rare opportunity to make it your own!

Built in 1965



## Essential Information

MLS® #	SR25032768
Price	\$1,499,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,818
Acres	0.17
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Justin Shore
Listing Office	Pinnacle Estate Properties, Inc.

## Community Information

Address	22531 Waterbury Street
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91364

## Amenities

Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Mountain(s), Neighborhood
Has Pool	Yes
Pool	In Ground, Private

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior Features	All Bedrooms Up
Heating	Central

Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	February 13th, 2025
Days on Market	5
Zoning	LARE15
Short Sale	N
RE / Bank Owned	N

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