

\$2,500,000 - 22858 Collins Street, Woodland Hills

MLS® #SR25036386

\$2,500,000

5 Bedroom, 6.00 Bathroom, 5,272 sqft

Residential on 0 Acres

N/A, Woodland Hills,

Walnut Acres custom built estate situated 150 feet off the street behind an automatic security gate for ultimate privacy. A long secluded driveway flanked by mature hedging leads to expansive parking for large gatherings with separate driveway for RV/boat parking plus 3-car attached garage. Constructed in 2008, the interiors boast custom craftsmanship, oversized entertaining spaces, and 5 en-suite bedrooms + separate office + bonus loft. The grand entry foyer has two-story soaring ceilings and opens to the formal living room with mantled fireplace and oversized picture windows that flood the space with natural light. A separate family room features another fireplace and has French doors that open to the yard. The formal dining room has custom inlaid ceiling and large butler's pantry that connects the kitchen with buffet counter and storage. The chef's sprawling kitchen boasts large center island with second prep sink and wine fridge, Viking stainless appliances including 6-burner range with separate griddle and double ovens, pot filler, large walk-in pantry with built-ins, and separate breakfast room that opens to the yard. The first level also features a spacious office with built-in bookshelves and storage, a guest powder bathroom, a downstairs guest bedroom with en-suite bathroom, laundry room with sink and storage cabinetry, and direct access to the finished 3-car garage with storage racks. Upstairs you will find 4 additional well appointed bedrooms each with



private en-suite bathrooms and walk-in closets plus a separate large loft which is the perfect flex space for kids' hangout/gym/etc. The luxurious primary suite has two large walk-in closets, balcony that overlooks the grounds, and private spa like bathroom with dual sinks, walk-in steam shower, large circular spa tub with jets, and separate toilet room. The entertainer's backyard is a tropical oasis featuring large heated pool and spa with spillover waterfall, several patios for outdoor dining, large grass lawn, and lush landscaping that includes several fruit trees and palms. The property also has solar panels that have been completely paid off for great utility savings. Adjacent to Westfield Mall/Village, Calabasas Commons, Warner Center & zoned for award-winning El Camino & Hale charter schools.

Built in 2008

Essential Information

MLS® #	SR25036386
Price	\$2,500,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,272
Acres	0.38
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Desiree Zuckerman
Listing Office	Rodeo Realty

Community Information

Address	22858 Collins Street
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91367

Amenities

Parking Spaces	13
Parking	Direct Access, Driveway, Garage, Electric Gate, RV Access/Parking, Storage
# of Garages	3
Garages	Direct Access, Driveway, Garage, Electric Gate, RV Access/Parking, Storage
View	None
Has Pool	Yes
Pool	In Ground, Private, Heated
Security	Security Gate

Exterior

Lot Description	Lawn, Back Yard, Yard
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Interior

Interior Features	Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Pantry, Bedroom on Main Level, Entrance Foyer, Walk-In Pantry, Walk-In Closet(s), Balcony, Breakfast Area, Loft, Primary Suite, Recessed Lighting, Storage, Two Story Ceilings, Utility Room
Appliances	Double Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Built-In Range, Freezer, Gas Oven, Range Hood, SixBurnerStove
Heating	Central, Zoned
Cooling	Central Air, Dual, Zoned
Fireplace	Yes
Fireplaces	Living Room, Den
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
Elementary	Woodlake
Middle	Hale Charter
High	El Camino Charter

Additional Information

Date Listed	February 19th, 2025
Days on Market	10
Zoning	LARE9
Short Sale	N
RE / Bank Owned	N

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