

# \$469,000 - 22100 Burbank Boulevard # 313b, Woodland Hills

MLS® #SR25057279

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## \$469,000

2 Bedroom, 2.00 Bathroom, 898 sqft  
Residential on 5 Acres

N/A, Woodland Hills,

\$50K reductions for a quick sale! Absolutely amazing dream condo in the Desirable Warner West Community! This exceptional condo, located in the heart of the highly sought-after Warner West community, offers a rare and desirable floor plan. With contemporary design elements throughout, this home shows like a model! Tastefully upgraded, it features a beautifully designed kitchen with sleek quartz countertops, newer modern stainless steel appliances that are both Wi-Fi and voice-enabled, an extra-large barn sink, custom soft-close cabinet doors and drawers. The luxury laminate flooring throughout adds a touch of elegance, while energy-efficient LED lights illuminate the space. Smart switches are installed in the living room, kitchen, hallway, and bathroom for added convenience. The Nest-controlled central heating and air system ensures year-round comfort, while brand-new electrical outlets and light fixtures have been installed. Freshly painted walls, bath, doors, and balcony enhance the overall appeal. Step outside to enjoy the spacious L-shaped balcony with a tranquil pool view—perfect for relaxation. The property includes two dedicated parking spaces. Community Amenities include a Fitness center, Spa, Pool, Basketball court, Recreation room for gathering, ample guest parking. The HOA covers water, sewer, trash, earthquake insurance, and more. Ideally located near Topanga Village, Warner Center Park, Trader



Joeâ€™s, Whole Foods, Amazon Fresh, Costco, and fine dining. Public transportation and easy access to the 101 Freeway make commuting a breeze.

Built in 1979

**Essential Information**

MLS® #	SR25057279
Price	\$469,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	898
Acres	5.11
Year Built	1979
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Rahuman Hamza
Listing Office	Rodeo Realty

**Community Information**

Address	22100 Burbank Boulevard # 313b
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91367

**Amenities**

Amenities	Billiard Room, Call for Rules, Clubhouse, Fitness Center, Guard, Maintenance Grounds, Pet Restrictions, Pool, Recreation Room, Sauna, Security, Spa/Hot Tub, Tennis Court(s)
Parking Spaces	2
Parking	Community Structure, Concrete, Gated, One Space
# of Garages	2
Garages	Community Structure, Concrete, Gated, One Space
View	Pool

Has Pool	Yes
Pool	Association, Community, In Ground
Security	Carbon Monoxide Detector(s), Gated Community, Security Gate, Security Guard, Security System, Smoke Detector(s), 24 Hour Security

## Exterior

Roof	Common Roof, Composition
Foundation	Slab

## Interior

Interior	Laminate
Interior Features	Balcony, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	Three Or More

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	March 15th, 2025
Days on Market	181
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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