

\$1,149,000 - 22531 Napa Street, West Hills

MLS® #SR25061378

\$1,149,000

4 Bedroom, 2.00 Bathroom, 1,850 sqft
Residential on 0 Acres

N/A, West Hills,

Welcome to this spectacular 1,850 sq ft home, where comfort and style come together in perfect harmony. Situated on a spacious 15,079 sq ft lot in the highly sought-after neighborhood of West Hills, this residence offers 4 large bedrooms and 2 beautifully remodeled bathrooms, each featuring elegant granite countertops. Step inside and be greeted by gorgeous wood-like tile floors, smooth vaulted ceilings, and an abundance of natural light that pours through the updated windows. The open-concept layout creates an inviting flow from room to room, with a cozy living room boasting a used brick wood-burning gas fireplace – perfect for cozy evenings. The formal dining room is ideal for entertaining, while the updated kitchen, equipped with Granite counters, stainless-steel appliances and a charming garden window, is both functional and stylish. The Leaded windows are a beautiful detail with Plantation shutters add a touch of sophistication throughout the home. The primary bedroom offers an attached and private remodeled bathroom with a beautiful walk in Granite shower. Outside, the entertainers' backyard is a true standout, offering a large patio area, fire pit, artificial grass and drought-tolerant landscaping. With plenty of space to host gatherings or simply enjoy the outdoors, this yard is perfect for all types of occasions. The expansive lot also provides ample room for the possibility of an ADU (Accessory Dwelling Unit). This home also features a 3-car garage



with a concrete driveway, offering direct access to the home. With central air, forced heating, and a prime location on a quiet cul-de-sac, you'll appreciate the perfect blend of comfort and convenience. As an added bonus, the property is just moments away from a wonderful community park, providing additional recreational space and enhancing the appeal of this already perfect home. Don't miss the opportunity to make this dream home yours!

Built in 1974

Essential Information

MLS® #	SR25061378
Price	\$1,149,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,850
Acres	0.35
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Robert Booth
Listing Office	Pinnacle Estate Properties

Community Information

Address	22531 Napa Street
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91304

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water
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	Connected
Parking Spaces	5
Parking	Concrete, Direct Access, Door-Multi, Driveway, Driveway Level, Garage, Garage Door Opener, Garage Faces Front, On Street, Paved, Private
# of Garages	3
Garages	Concrete, Direct Access, Door-Multi, Driveway, Driveway Level, Garage, Garage Door Opener, Garage Faces Front, On Street, Paved, Private
View	Mountain(s)
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Brick, Concrete, Drywall, Glass, Slump Block, Stucco, Wood Siding
Exterior Features	Fire Pit, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Level, Paved, Rocks, Secluded, Sprinkler System, Street Level, Yard
Windows	Blinds, Double Pane Windows, French/Mullioned, Garden Window(s), Plantation Shutters, Screens, Shutters, Wood Frames
Roof	Concrete
Construction	Brick, Concrete, Drywall, Glass, Slump Block, Stucco, Wood Siding
Foundation	Slab

Interior

Interior	Carpet, Tile, Wood
Interior Features	All Bedrooms Down, Bedroom on Main Level, Block Walls, Built-in Features, Ceiling Fan(s), Crown Molding, Eat-in Kitchen, Granite Counters, Main Level Primary, Open Floorplan, Recessed Lighting, Separate/Formal Dining Room, Unfurnished
Appliances	Built-In Range, Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, SixBurnerStove, Vented Exhaust Fan, Water Heater
Heating	Central, Fireplace(s), Forced Air
Cooling	Central Air, Gas
Fireplace	Yes
Fireplaces	Gas, Living Room, Wood Burning
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
High	Chatsworth

Additional Information

Date Listed	March 19th, 2025
Days on Market	22
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

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