

\$1,399,000 - 23127 Cass Avenue, Woodland Hills

MLS® #SR25070334

\$1,399,000

4 Bedroom, 3.00 Bathroom, 2,691 sqft

Residential on 0 Acres

N/A, Woodland Hills,

BIG PRICE REDUCTION and you get lovely sunset views! Enjoy hours of fun in the huge inviting pool with plenty of sun bathing decks, or just relax under the shade patio and take in all of the natural beauty. This is what southern California is all about. The downstairs open floorplan allows for ease of entertaining with two spacious family rooms set on either side of the dine in kitchen with breakfast bar. The one family room has slider doors to the shade patio and pool area and has an amazing view. The other family room/living room has plenty of space for a dining table and has a white brick contemporary fireplace with hearth & gas starter across the room. It has a slider door to a patio with a sitting area. The upstairs ensuite primary bedroom is enhanced by a huge bathroom with a spacious dressing area, double mirrored closets, vanity make up area, dbl. sink vanity with large mirror, & separate walk in custom shower & toilet room. Down the hall are 3 other large secondary bedrooms, & a main full bathroom w/tub & shower combo. Near the foyer is a large bonus room that is the converted garage with a closet and a slider door to the upper patio deck & pool area. Features of this home include; vaulted dbl. door entry, smooth ceilings, recessed lights, upgraded light switches, ceiling fans throughout, 2 yr. new AC/heat, copper plumbing & laminated flooring throughout. The exterior features; contemporary renovated pool with newer pool plumbing, pump, filter, heater pavers, & black fencing, & paver walkways



around the property, plus 3 fruit trees & other mature trees & shrubs adding privacy. There is newer seismic retrofitting under the house, newer gutters, newer hot water heater & the roof has been redone within the last few years. The newer circular driveway adds convenience of parking. This So. Blvd location offers chartered schools, fabulous shopping & lovely dining options. Why wait?

Built in 1966

Essential Information

MLS® #	SR25070334
Price	\$1,399,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,691
Acres	0.26
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Scott Walter
Listing Office	Beverly and Company

Community Information

Address	23127 Cass Avenue
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91364

Amenities

Parking	Circular Driveway, Converted Garage
Garages	Circular Driveway, Converted Garage

View City Lights, Hills, Mountain(s), Neighborhood, Panoramic, Peek-A-Boo

Has Pool Yes

Pool Fenced, Gas Heat, Gunite, Heated, In Ground, Private

Exterior

Exterior Features Lighting, Rain Gutters

Lot Description Landscaped, Sloped Down

Windows Blinds, Custom Covering(s), Double Pane Windows

Roof Composition

Interior

Interior Laminate, Tile

Interior Features All Bedrooms Up, Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, Entrance Foyer, High Ceilings, Primary Suite, Recessed Lighting, Two Story Ceilings, Utility Room, Walk-In Closet(s)

Appliances Dishwasher, Disposal, Gas Cooktop, Ice Maker, Refrigerator, Self Cleaning Oven, Water To Refrigerator

Heating Central

Cooling Central Air

Fireplace Yes

Fireplaces Gas Starter, Living Room, Wood Burning

of Stories 2

Stories Two

School Information

District Los Angeles Unified

Middle Hale Charter

High El Camino Charter

Additional Information

Date Listed April 3rd, 2025

Days on Market 43

Zoning LAR1

Short Sale N

RE / Bank Owned N

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