

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

MLS® #SR25070334

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**\$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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