

# \$1,269,000 - 22385 Macfarlane Drive, Woodland Hills

MLS® #SR25081797

## \$1,269,000

3 Bedroom, 2.00 Bathroom, 1,567 sqft  
Residential on 0 Acres

N/A, Woodland Hills,

PRICE IMPROVEMENT. Youâ€™ll have to go south of the Boulevard to discover this beautiful 3-bedroom, 2-bath home offering 1,567 square feet of comfortable living space on an expansive 8,077 square foot lot. Nestled in a serene neighborhood and set off the street with ample parking, this charming home features a spacious cookâ€™s kitchen perfect for entertaining, a cozy fireplace for relaxing evenings, and an attached garage for convenience. Recessed lighting throughout. Beamed ceilings in the living room and primary bedroom. Large picture windows frame stunning valley views, while the private backyard provides an ideal setting for outdoor dining or quiet mornings. Just minutes from shopping and major freeways, this home offers the perfect blend of comfort, style, and location.



Built in 1955

## Essential Information

MLS® #	SR25081797
Price	\$1,269,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,567
Acres	0.19
Year Built	1955

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Gordon Polk
Listing Office	Rodeo Realty

## Community Information

Address	22385 Macfarlane Drive
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91364

## Amenities

Parking Spaces	2
# of Garages	2
View	Valley
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre, Front Yard, Sprinklers In Rear, Sprinklers In Front, Sprinklers Timer, Sprinkler System
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## Interior

Interior Features	All Bedrooms Down, Quartz Counters
Appliances	Dishwasher, Disposal, Free-Standing Range, Gas Cooktop, Gas Oven, Gas Water Heater
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	April 11th, 2025
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Days on Market	70
Zoning	LARE40
Short Sale	N
RE / Bank Owned	N

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