

# \$1,049,000 - 21506 Velicata Street, Woodland Hills

MLS® #SR25085709

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## \$1,049,000

3 Bedroom, 2.00 Bathroom, 1,322 sqft  
Residential on 0 Acres

N/A, Woodland Hills,

Nestled on an idyllic, tree-lined street beneath the sweeping canopy of a majestic tree, this exquisite Ranch style home is a timeless treasure located south of Ventura Blvd. in the highly desirable Serrania school district. Meticulously maintained and cherished for the past 27 years, this home seamlessly blends vintage charm with modern updates. From the moment you step inside, you'll be greeted by pristine original wood floors, sun drenched living spaces and clean modern lines that evoke a sense of understated elegance. The thoughtfully updated kitchen, conveniently situated off the dining room, and the addition of a bay dining area make daily living exceptionally comfortable. Down the hall, you'll find two generously sized bedrooms with oversized closets. A modern new bathroom with walk in glass shower and barn doors in the hallway complete this paradise. The backyard is an experience all its own. A lush, storybook oasis that delights every sense, it features blooming California natives, mature shade trees, and meandering decomposed granite paths that lead to secret garden hideaways. This enchanting oasis is designed for serenity and discovery, with every turn offering a new vignette of natural beauty. At its heart is an expansive (trex) patio, perfect for alfresco dining, lounging with loved ones, or entertaining into the evening beneath the stars. There's also roomy 1-car garage with a vaulted ceiling for all your storage, driveway space for a second, EV Charger & plenty of



residential street parking. The detached studio can be used as instant added income or your new home office. It is complete with kitchen, bath and HVAC. Situated within walking distance of local shops, restaurants, Trader Joe's and beloved neighborhood parks like Serrania Park or Woodland Hills Country Club Golf and just a leisurely 5-min drive to the 101 on ramp. The Topanga Village, Costco, The Topanga Mall, Best Buy are less than 10-min away.

Built in 1947

### Essential Information

MLS® #	SR25085709
Price	\$1,049,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,322
Acres	0.14
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Marly Tempel
Listing Office	Rodeo Realty

### Community Information

Address	21506 Velicata Street
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91364

### Amenities

Parking Spaces	4
# of Garages	1

View	None
Pool	None

### **Exterior**

Lot Description	Back Yard, Front Yard, Garden, Landscaped, Near Public Transit, Walkstreet
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### **Interior**

Interior Features	Breakfast Bar, All Bedrooms Down, Bedroom on Main Level
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	34
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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