

# **\$1,299,000 - 5642 Ramara Avenue, Woodland Hills**

MLS® #SR25089017

**\$1,299,000**

4 Bedroom, 3.00 Bathroom, 2,358 sqft

Residential on 0 Acres

N/A, Woodland Hills,

Sensational single story ranch home located on an approx. 10,000 SF sprawling lot! The property sits elevated above the street boasting incredible curb appeal with mature trees, sweeping front lawn, and long driveway that leads to the 2-car garage with direct access. A front porch greets you before stepping inside the formal entry featuring coat closet and real hardwood flooring found throughout. The formal living room has wall-to-wall custom built-in bookshelves, large picture windows, and stunning wraparound dual sided brick fireplace that connects to the separate sitting room. The formal dining room has French doors that open to the backyard and a walk-in bar with saloon doors, countertop seating, wine storage, and built-in cabinetry. The spacious kitchen has ample cabinetry, walk-in pantry, oven with separate broiler, and a gas cooktop. The oversized primary suite is located on its own private wing with French doors that open to the yard, large walk-in closet with custom built-ins + extra high ceilings for great storage, and remodeled en-suite bathroom with new vanity, stone counters, dual sinks, walk-in shower, and separate bathtub. There is an additional room inside the primary wing ideal for office, nursery, gym, or flex space. The third bedroom has a large bay window and access to its own remodeled bathroom with new vanity, marble counters, dual sinks, and bathtub with shower. The fourth bedroom is separated from the others ideal for guests featuring two closets



and an en-suite remodeled bathroom with pedestal sink and walk-in shower with designer tiling. The gorgeous super private backyard has large covered porch, mature trees, lush landscaping, and plenty of space to build your dream backyard with pool/outdoor kitchen/etc. Adjacent to dining/shopping at the Westfield Mall & Village, Calabasas Commons, Warner Center, hiking trails, & zoned for award-winning El Camino & Hale charter schools.

Built in 1961

## Essential Information

MLS® #	SR25089017
Price	\$1,299,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,358
Acres	0.23
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch, Traditional
Status	Closed
Listing Agent	Desiree Zuckerman
Listing Office	Rodeo Realty

## Community Information

Address	5642 Ramara Avenue
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91367

## Amenities

Parking Spaces	4
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Parking	Direct Access, Driveway, Garage, Storage
# of Garages	2
Garages	Direct Access, Driveway, Garage, Storage
View	None
Pool	None

## Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Landscaped, Yard

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, Pantry, Storage, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Walk-In Pantry, Walk-In Closet(s), Bar, Crown Molding
Appliances	Double Oven, Dishwasher, Gas Cooktop, Refrigerator, Range Hood, Freezer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Dining Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
Elementary	Woodlake
Middle	Hale Charter
High	El Camino Charter

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	13
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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