

# **\$850,000 - 22724 Califa Street, Woodland Hills**

MLS® #SR25090516

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## **\$850,000**

2 Bedroom, 2.00 Bathroom, 1,269 sqft  
Residential on 0 Acres

N/A, Woodland Hills,

A Hidden Gem in Woodland Hills â€” Beautifully Remodeled with Modern Comforts! Discover this charming and beautiful 2-bedroom, 1.5-bath home tucked away in a quiet Woodland Hills neighborhood, adjacent to desirable Walnut Acres. Built from the foundation up in 1997 and thoughtfully upgraded throughout, this home blends timeless character with todayâ€™s modern conveniences. There may be no other home at this price in Woodland Hills that compares. Located on a private street, the moment you step into the landscaped front yard, you'll realize this home is truly a standout. Mature trees, vibrant plantings, and meticulous exterior updates create a private and welcoming oasis that sets the tone for whatâ€™s inside. Step through the front door and into an airy, light-filled living room featuring cathedral ceilings, designer lighting, rich engineered wood floors, and custom window treatments. The open-concept layout flows effortlessly from the living area into a dining room and a fully remodeled chefâ€™s kitchenâ€”complete with quartz countertops, custom subway tile backsplash, newer high-end stainless-steel appliances, and a built-in water filtration system. A sleek powder room adds convenience to the main floor, while upstairs, a custom stairway leads from a loft to the primary suite offering more cathedral ceilings and abundant natural light. The second bedroom is equally versatile, ideal for guests, a home office, or a growing family. The



full bathroom exudes luxury with a double vanity, custom tile work, and elegant finishes. The French doors lead to a tranquil backyard retreatâ€”featuring sunset views, a lush grassy area, intimate sitting nooks, an above-ground jacuzzi, and space for the possibility of a pool. Surrounded by a brand-new white vinyl fence, the entire property feels secure and secluded, ideal for indoor-outdoor entertaining on long summer evenings. With a new roof and gutters, updated water heater, rebuilt septic system, fresh exterior paint, and an attached extra-long, 2-car garage with ample custom closet space, this home is move-in ready and built to last. Just minutes from The Village, Calaberas Commons, Ventura Blvd, and the 101 freeway, this home offers both charm and convenience and is in the El Camino, Hale and Woodlake school district. The home offers excellent potential for strong rental income, a low-maintenance retreat for simplified living, or a charming move-in ready home in a great neighborhood.

Built in 1997

### Essential Information

MLS® #	SR25090516
Price	\$850,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,269
Acres	0.18
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Thomas Carnahan
Listing Office	BrokerInTrust Real Estate - Tom Carnahan

**Community Information**

Address	22724 Califa Street
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91367

**Amenities**

Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Neighborhood
Pool	None

**Exterior**

Lot Description	Back Yard, Front Yard, Street Level, Landscaped, Lawn, Sprinkler System, Walkstreet, Yard
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**Interior**

Interior	Wood, Tile
Interior Features	All Bedrooms Up
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

**School Information**

District	Los Angeles Unified
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**Additional Information**

Date Listed	April 24th, 2025
Days on Market	45
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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