

# **\$1,575,000 - 5725 Blanco Avenue, Woodland Hills**

MLS® #SR25097494

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**\$1,575,000**

4 Bedroom, 3.00 Bathroom, 2,420 sqft

Residential on 0 Acres

N/A, Woodland Hills,

Remodeled Woodland Hills Pool Home with Amazing Backyard and Excellent Schools! Located within the highly rated and sought after El Camino Real, Hale and Lockhurst Charter Schools, this is California indoor / outdoor living at its best! Ideal for birthday parties and holiday gatherings with family and friends, this beautiful home begins with an entryway that opens into a large living room bathed in natural light and graced with an elegant fireplace. Continue into the formal dining bordered by a wall of sliding glass doors to the backyard oasis pool and gardens, a true entertainer's delight.

The cook's kitchen offers abundant storage, updated cabinets, custom backsplash, waterfall counters, and an eating area perfect for family and guests to chat while meals are prepared. Don't miss the over-sized family room ready for movie night or card games. The very private entertainer's backyard beckons with a covered patio, multiple seating areas, graceful landscaping, sparkling pool (renovated and re-plastered in 2023), built in BBQ, outdoor gym area, turf with mature landscaping and fruit trees. In the evening, outdoor lighting adds magic to this breathtaking space.

Recently remodeled bathrooms and oversized bedrooms complement the primary suite which offers a sitting area and fireplace – your own retreat! Double closets and vintage tile in the primary bath complete the suite with sensible charm.



Newer windows, waterproof laminate flooring, LED lighting with Smart Switch, Updated HVAC and ducting, Solar with battery backup, and Security System add practical benefits to this lovely and stylish home perfect for the entire family to move right in! Come and see this fantastic opportunity to live conveniently in the West San Fernando Valley!!

Built in 1963

**Essential Information**

MLS® #	SR25097494
Price	\$1,575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,420
Acres	0.26
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Joseph Andrews
Listing Office	Pinnacle Estate Properties, Inc.

**Community Information**

Address	5725 Blanco Avenue
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91367

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4

Parking	Door-Multi, Direct Access, Driveway, Garage, Private, Side By Side
# of Garages	2
Garages	Door-Multi, Direct Access, Driveway, Garage, Private, Side By Side
View	Mountain(s), Neighborhood
Has Pool	Yes
Pool	In Ground, Private, Fenced
Security	Carbon Monoxide Detector(s), Closed Circuit Camera(s), Prewired, Security Lights, Security System, Smoke Detector(s)

## Exterior

Exterior Features	Barbecue, Lighting
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Garden, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System
Windows	Double Pane Windows

## Interior

Interior	See Remarks
Interior Features	Breakfast Area, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, High Ceilings, Pantry, Recessed Lighting, All Bedrooms Up, Instant Hot Water, Primary Suite, Walk-In Closet(s), Beamed Ceilings, Built-in Features, Living Room Deck Attached, Storage, Track Lighting
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Electric Range, Gas Water Heater, Hot Water Circulator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	2
Stories	Two

## School Information

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

## Additional Information

Date Listed	May 1st, 2025
Days on Market	149
Zoning	LARE11

Short Sale                      N

RE / Bank Owned        N

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