

\$2,050,000 - 22555 Califa Street, Woodland Hills

MLS® #SR25099978

\$2,050,000

7 Bedroom, 7.00 Bathroom, 5,242 sqft

Residential on 0 Acres

N/A, Woodland Hills,

Entertainer's Paradise!!! Very Close to the New Rams Football Headquarters in Warner Center! If you've been waiting for Walnut Acres Estate to call your own, this is the one. Nestled in the heart of Woodland Hills, is a fully renovated and recently improved 5,242 sqft masterpiece. This stunning 6-bedroom, 7-bathroom home sits on a quarter-acre lot and exudes style and sophistication, merging modern design. With a good imagination you can adjust the floor plan to your specific taste. Upon entering, you're greeted by an open-concept layout that seamlessly connects the main living areas. The spacious kitchen is a culinary enthusiast's dream, boasting brand-new Decor appliances, abundant counter space, and ample cabinetry for all your storage needs. The home's interior is elevated by vaulted ceilings and pristine white floors, creating a clean, modern aesthetic. Upstairs, a versatile great room offers endless possibilities—whether you envision a game room, gym, yoga studio, second family room, or home office. The additional four rooms can be tailored to your needs, serving as extra bedrooms or customizable spaces. Outside, the expansive backyard is perfect for entertaining or unwinding. A refreshing pool invites you to relax, while the large yard offers space for exterior activities. Beyond the property, the location enhances its appeal. Nearby attractions include the Woodland Hills Recreation Center and top-rated schools like Topanga Mountain School and Ivy Academia



Entrepreneurial Charter School. Shopping enthusiasts will appreciate the proximity to the Westfield Topanga Shopping Center, and food lovers can enjoy acclaimed steakhouses such as Larsen's, Flemings, and Morton's. For fresh, local produce, the nearby Saturday farmers market is just a short walk away.

Priced well below \$500 per square foot, this home offers exceptional value and one of the best deals the Woodland Hills neighborhood has seen in a while!

Built in 1960

Essential Information

MLS® #	SR25099978
Price	\$2,050,000
Bedrooms	7
Bathrooms	7.00
Full Baths	7
Square Footage	5,242
Acres	0.28
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Phil Boroda
Listing Office	Coldwell Banker Realty

Community Information

Address	22555 Califa Street
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91367

Amenities

Amenities	Pool
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Utilities	Electricity Connected, Sewer Connected
Parking Spaces	4
Parking	Direct Access, Garage, Driveway Level
# of Garages	2
Garages	Direct Access, Garage, Driveway Level
View	None
Has Pool	Yes
Pool	In Ground, Private, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre, Cul-De-Sac
Roof	Other
Construction	Stucco
Foundation	Slab

Interior

Interior Features	Open Floorplan, Unfurnished
Appliances	Range Hood
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	One, Two

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	May 5th, 2025
Days on Market	28
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

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