

# **\$1,500,000 - 23046 Mariano Street, Woodland Hills**

MLS® #SR25106590

**\$1,500,000**

3 Bedroom, 2.00 Bathroom, 1,715 sqft

Residential on 0 Acres

N/A, Woodland Hills,

Walnut Acres single story classic ranch home located on a 14,000+ SF expansive lot almost 300 feet deep with detached 2-car garage and additional approx. 285 SF office/recreation room ideal for potential ADU conversion.

Offered for the first time in almost 40 years, the property offers a multitude of options - live in the home as-is or customize to your liking by expanding the footprint or building new. The home is set back from the street with privacy hedging and large front yard with long double gated driveway ideal for multiple cars/RV that leads back to the 2-car detached garage. A covered front porch with brick siding greets you before entering. Step inside to find an entry with coat closet that opens to the large central living room with wood beamed ceiling, wood mantled white brick fireplace, wood product walls with scalloped crown molding, picture windows, and real hardwood floors found throughout. A separate formal dining room has high vaulted ceiling, direct kitchen access, and French doors that open to the yard. The upgraded kitchen boasts granite countertops and backsplash, stainless appliances with double ovens, separate breakfast room, and laundry space. There are three bedrooms including the primary which has two closets and cozy window seat with bench storage. A spacious hall bathroom has large vanity with makeup counter and bath tub with shower. There is a second bathroom with walk-in shower. The sprawling, beautifully landscaped and private entertainerâ€™s



backyard boasts oversized patio with BBQ center perfect for outdoor dining, gated swimming pool, detached 2-car garage with attached separate office/recreation room with outdoor patio and covered trellis, synthetic lawns, and lush back rose garden with fruit trees. Adjacent to dining and shopping at Westfield Topanga Mall & Village, Calabasas Commons, Warner Center & zoned for award-winning El Camino & Hale charter schools.

Built in 1956

## Essential Information

MLS® #	SR25106590
Price	\$1,500,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,715
Acres	0.33
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch, Traditional
Status	Closed
Listing Agent	Desiree Zuckerman
Listing Office	Rodeo Realty

## Community Information

Address	23046 Mariano Street
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91367

## Amenities

Parking Spaces	8
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Parking	Driveway, Garage, Oversized, RV Access/Parking
# of Garages	2
Garages	Driveway, Garage, Oversized, RV Access/Parking
View	None
Has Pool	Yes
Pool	In Ground, Private

## Exterior

Exterior Features	Awning(s), Barbecue, Rain Gutters
Lot Description	Street Level, Back Yard, Front Yard, Garden, Landscaped, Level, Rectangular Lot, Yard

## Interior

Interior	Wood
Interior Features	Built-in Features, Separate/Formal Dining Room, Bedroom on Main Level, All Bedrooms Down, Beamed Ceilings, Breakfast Area, Ceiling Fan(s), Main Level Primary, Recessed Lighting, Stone Counters, Storage, Wood Product Walls
Appliances	Dishwasher, Gas Cooktop, Microwave, Refrigerator, Double Oven, Freezer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living 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	May 14th, 2025
Days on Market	8
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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