

# **\$1,100,000 - 22633 Crespi Street, Woodland Hills**

MLS® #SR25109352

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## **\$1,100,000**

4 Bedroom, 3.00 Bathroom, 2,130 sqft

Residential on 0 Acres

N/A, Woodland Hills,

NEW PRICE!-View property So. Of the Blvd. with a lush backyard & added benefit of a heated pool! If you like to sit back and relax on your shaded patio & bird watch while enjoying a variety of delicious fruit from your own garden then this one is for you. A comforting place to call home but a little upgrading TLC is needed. An unique feature of the home just inside of the formal entry is the private upstairs guest apartment complete with a bedroom, attached bathroom with shower + walk in closet, a living room area & step down dine in kitchen with gas burner cooktop, dbl. SS sink, frig & lots of storage cabinets. Downstairs are three more bedrooms, one of which is the primary ensuite with dbl sets of customized closets, French doors to the large patio & a slider door to the pool, & the ensuite bathroom with jetted tub/shower combo. The hallway bathroom with a tub/shower combo serves guests & the other 2 bedrooms. The center of the home is the expansive vaulted ceiling living room with eye catching fireplace set between 2 sets of French doors leading to the large outside dining patio. There is ample room for the formal dining area adjacent to the granite counter, dine in kitchen with stainless steel appliances, gas cooktop, dbl. oven, light cabinets w/pull out drawers, pantry cabinet, garden window, door to the covered outdoor dining patio, and direct access to the attached garage. Amenities include: marble floors, fresh paint inside/out 5 yrs new, newer AC/heat, recent new roof, sealed/vacuumed attic,



gorgeous backyard w/bouganvillaeas,  
geraniums, roses, shade trees, shrubs,  
orange, lemon, grapefruit, tangerine,  
pomegranate, avocado trees in a terraced  
downslope section of the yard, private fenced  
pool yard, nice cul-de-sac neighborhood,  
chartered schools.

Built in 1966

## Essential Information

MLS® #	SR25109352
Price	\$1,100,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,130
Acres	0.23
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Scott Walter
Listing Office	Beverly and Company

## Community Information

Address	22633 Crespi Street
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91364

## Amenities

Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	Hills, Mountain(s), Neighborhood

Has Pool	Yes
Pool	Gas Heat, Gunite, Heated, Private

## Exterior

Lot Description	Cul-De-Sac, Garden, Landscaped, Sloped Down, Sprinkler System, Trees
Windows	Blinds, Double Pane Windows
Roof	Composition

## Interior

Interior	Carpet, Stone
Interior Features	Eat-in Kitchen, Granite Counters, In-Law Floorplan, Main Level Primary, Primary Suite
Appliances	Dishwasher, Disposal, Double Oven, Gas Cooktop, Ice Maker, Microwave, Range Hood, Refrigerator, Water To Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room, Raised Hearth
# of Stories	2
Stories	Two

## School Information

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

## Additional Information

Date Listed	May 29th, 2025
Days on Market	94
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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