

\$2,995,000 - 23115 Erwin Street, Woodland Hills

MLS® #SR25123442

\$2,995,000

5 Bedroom, 6.00 Bathroom, 6,114 sqft
Residential on 0 Acres

N/A, Woodland Hills,

Privately gated Walnut Acres custom built estate located on a sprawling 17,000+ SF lot! Boasting 100 feet of frontage, the property is situated behind two automatic security gates with separate pedestrian access that opens to a sweeping circular driveway flanked by mature hedging. The expansive front yard features parking for large gatherings with separate 3-car finished garage with EV charging. Constructed in 2006, the interiors boast custom craftsmanship, oversized entertaining spaces, & 5 en-suite bedrooms. Step inside to find a grand entry foyer with 2-story soaring ceilings & arched entryways. The formal living room features 2-story ceiling, fireplace, & French doors that open to the yard. Connected to the living room is a separate bonus room offering the perfect flex space for office/gym/media room featuring fireplace & French doors that open to the yard. The spacious chef's kitchen features center island with second prep sink, stainless appliances including Sub-Zero fridge/freezer, 3 ovens, Wolf range with 6-burner stove + griddle, 3 dishwashers, & butler's pantry with walk-in pantry. The kitchen opens to the spacious family room featuring fireplace, two sets of French doors that open to the covered patio, and wet bar. The kitchen also has access to the formal dining room with stunning arched windows. The first level also has two bedrooms each with private en-suite bathrooms, with one ideal for guests with separate exterior access. A convenient powder



bath is located off the foyer. Upstairs you will find three additional bedroom suites, including the massive primary suite boasting bedroom-sized walk-in closet with island, fireplace, balcony deck overlooking the grounds, & sumptuous primary bathroom with dual vanities, separate makeup vanity, spa tub with jets, steam shower with dual raindrop shower heads, & separate toilet room. The two upstairs secondary bedrooms each are well appointed with en-suite bathrooms. In addition, there is an upstairs loft perfect for kids/play space and spacious laundry room with sink & storage. The super private & lush entertainerâ€™s backyard is a true oasis boasting pebble finished swimming pool & spa, outdoor covered living room perfect for outdoor dining, large patio space, grass lawns, mature palms, & towering privacy hedging. The property also has solar panels for added energy savings! Adjacent to Westfield Mall/Village, Calabasas Commons, Warner Center & zoned for award-winning El Camino & Hale charter schools.

Built in 2006

Essential Information

MLS® #	SR25123442
Price	\$2,995,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	6,114
Acres	0.40
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Closed

Listing Agent	Desiree Zuckerman
Listing Office	Rodeo Realty

Community Information

Address	23115 Erwin Street
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91367

Amenities

Parking Spaces	11
Parking	Direct Access, Driveway, Garage, Circular Driveway, Electric Gate, Electric Vehicle Charging Station(s), RV Access/Parking
# of Garages	3
Garages	Direct Access, Driveway, Garage, Circular Driveway, Electric Gate, Electric Vehicle Charging Station(s), RV Access/Parking
View	None
Has Pool	Yes
Pool	In Ground, Heated, Pebble, Private

Exterior

Exterior Features	Rain Gutters, Lighting
Lot Description	Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Yard, Lawn, Street Level

Interior

Interior Features	Built-in Features, Breakfast Area, Separate/Formal Dining Room, High Ceilings, Open Floorplan, Recessed Lighting, Two Story Ceilings, Bedroom on Main Level, Loft, Primary Suite, Walk-In Closet(s), Balcony, Crown Molding, Entrance Foyer, Multiple Staircases, Pantry, Storage, Walk-In Pantry, Wet Bar
Appliances	Dishwasher, Freezer, Gas Cooktop, Microwave, Refrigerator, Built-In Range, Double Oven, Range Hood, SixBurnerStove, Trash Compactor
Heating	Central
Cooling	Central Air, Dual, Zoned
Fireplace	Yes
Fireplaces	Family Room, Living Room, Primary Bedroom, Recreation Room
# of Stories	2
Stories	Two

School Information

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

Additional Information

Date Listed	June 3rd, 2025
Days on Market	2
Zoning	LARA
Short Sale	N
RE / Bank Owned	N

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