

# **\$2,499,900 - 25174 Mulholland Highway, Calabasas**

MLS® #SR25136566

---

## **\$2,499,900**

4 Bedroom, 4.00 Bathroom, 3,451 sqft  
Residential on 4 Acres

N/A, Calabasas,

Discover your dream Mediterranean oasis! This stunning 4-bedroom, 4-bath residence boasts unobstructed, breathtaking views of the Santa Monica Mountains and is nestled on over 4 acres of idyllic land, offering nearly 3,500 square feet of luxurious living space. Experience ultimate privacy and serenity, enhanced by a gated entrance, a beautifully designed custom paver driveway, and the tranquil sounds of a gently bubbling creek. Freshly painted inside and out, the interior features soaring ceilings and expansive picture windows that frame the incredible views, inviting abundant natural light to flood the space. This exquisite home showcases breathtaking European Oak Hardwood floors that evoke a sense of warmth and comfort. The elegant formal living room is anchored by a large fireplace, creating an inviting atmosphere for relaxation and entertaining. The dining room is perfectly positioned to offer stunning mountain views, making it the ultimate setting for memorable gatherings. The gourmet chef's kitchen is a culinary delight, featuring a Sub Zero refrigerator, a professional-grade Viking cooktop, double wall ovens, and a spacious walk-in pantry that caters to all your culinary needs. The main bedroom suite is a true sanctuary, boasting soaring ceilings, two generous walk-in closets, and a private patio where you can unwind with enchanting sunset vistas. Additional highlights include custom-built bookshelves, oversized bedrooms with tailored closets, and a 3-car



garage with durable epoxy floors and ample shelving for all your storage needs. A newly installed fence enhances privacy and security, completing this perfect retreat. Discover the exceptional charm of this property, located just a quick 10-minute drive from the award-winning LVUSD school district. Zoned for horses, it offers an exciting canvas for your dreams—imagine building horse stables, an ADU, a refreshing pool, or a welcoming guest house. With a dedicated storage unit included, the possibilities are limited only by your imagination amidst the stunning raw landscape. Embrace the potential and create your ideal retreat!

Built in 1988

**Essential Information**

MLS® #	SR25136566
Price	\$2,499,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,451
Acres	4.35
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Daniel Delgado
Listing Office	Luxury Collective

**Community Information**

Address	25174 Mulholland Highway
Area	CLB - Calabasas
Subdivision	N/A
City	Calabasas
County	Los Angeles
Zip Code	91302

## Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available
Parking Spaces	3
Parking	Door-Multi, Driveway, Garage, Guest, Gated, RV Access/Parking, Direct Access, Driveway Up Slope From Street, Garage Faces Front, Oversized, Private, RV Potential, Uncovered
# of Garages	3
Garages	Door-Multi, Driveway, Garage, Guest, Gated, RV Access/Parking, Direct Access, Driveway Up Slope From Street, Garage Faces Front, Oversized, Private, RV Potential, Uncovered
View	Hills, Mountain(s), Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s)

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Front Yard, Lot Over 40000 Sqft, TwoToFiveUnitsAcre
Windows	Double Pane Windows

## Interior

Interior	Wood
Interior Features	Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Recessed Lighting, All Bedrooms Down, Primary Suite, Walk-In Closet(s), Bedroom on Main Level, Jack and Jill Bath, Loft, Main Level Primary
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Gas Cooktop, Gas Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Stories	1
Stories	One

## School Information

District	Las Virgenes
----------	--------------

## Additional Information

Date Listed	June 18th, 2025
Days on Market	43
Zoning	LCA11*
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 12th, 2025 at 5:15pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.