

# \$1,550,000 - 22666 Margarita Drive, Woodland Hills

MLS® #SR25144489

**\$1,550,000**

5 Bedroom, 3.00 Bathroom, 2,848 sqft

Residential on 0 Acres

N/A, Woodland Hills,

Beautifully updated 5-bedroom, 2.5-bath two-story home where spacious and functional floorplan modern comforts, and incredible outdoor amenities come together at an unbeatable price. The light-filled oversized living room includes wood flooring and a fireplace, opening to a formal dining room and a separate family room. The well-appointed kitchen boasts a large center island and abundant cabinetry. Upstairs offers a generous primary suite with space for a sitting area or office and an updated en-suite bath, plus four additional bedrooms providing excellent flexibility for family, guests, or work-from-home needs. The expansive 10,752 sq. ft. lot is designed for outdoor enjoyment with a sparkling pool, covered patio, large grassy area, and fully equipped outdoor kitchen. Additional features include an attached two-car garage with direct access, indoor laundry, wood shutters, copper plumbing, and a 21-panel solar system installed in 2022 for energy efficiency and cost savings. Zoned for highly regarded schools, including Calabash Charter Academy, Hale Charter Academy, and El Camino Charter High School. exceptional value in a sought-after location.



Built in 1962

## Essential Information

MLS® #

SR25144489

|                |                          |
|----------------|--------------------------|
| Price          | \$1,550,000              |
| Bedrooms       | 5                        |
| Bathrooms      | 3.00                     |
| Full Baths     | 2                        |
| Half Baths     | 1                        |
| Square Footage | 2,848                    |
| Acres          | 0.25                     |
| Year Built     | 1962                     |
| Type           | Residential              |
| Sub-Type       | Single Family Residence  |
| Status         | Closed                   |
| Listing Agent  | Orna Ered                |
| Listing Office | Elite Residential Realty |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 22666 Margarita Drive |
| Area        | WHLL - Woodland Hills |
| Subdivision | N/A                   |
| City        | Woodland Hills        |
| County      | Los Angeles           |
| Zip Code    | 91364                 |

## Amenities

|                |  |
|----------------|--|
| Utilities      | Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected |
| Parking Spaces | 2  |
| Parking        | Door-Single, Garage  |
| # of Garages   | 2  |
| Garages        | Door-Single, Garage  |
| View           | None   |
| Has Pool       | Yes  |
| Pool           | In Ground, Private   |
| Security       | Carbon Monoxide Detector(s), Smoke Detector(s)   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Copper Plumbing   |
| Exterior Features | Barbecue, Rain Gutters  |
| Lot Description   | ZeroToOneUnitAcre   |
| Windows           | Blinds, Bay Window(s), Plantation Shutters, Screens, Shutters |

|              |                 |
|--------------|-----------------|
| Construction | Copper Plumbing |
| Foundation   | Slab            |

## Interior

|                   |  |
|-------------------|--|
| Interior          | Wood   |
| Interior Features | Breakfast Bar, Separate/Formal Dining Room, Granite Counters, All Bedrooms Up, Primary Suite |
| Appliances        | Electric Range, Disposal   |
| Heating           | Central  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| Fireplaces        | Living Room, Primary Bedroom   |
| # of Stories      | 2  |
| Stories           | Two  |

## School Information

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

## Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | June 27th, 2025 |
| Days on Market  | 150             |
| Zoning          | LAR1            |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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