

# **\$1,595,000 - 5800 Winnetka Avenue, Woodland Hills**

MLS® #SR25145057

**\$1,595,000**

3 Bedroom, 3.00 Bathroom, 2,439 sqft

Residential on 1 Acres

N/A, Woodland Hills,

Prime Investment Opportunity in Sought-After College Acres!

Unlock the potential of this unique corner-lot property in the highly desirable College Acres neighborhood. Privately gated and featuring a circular driveway, this single-story home sits on a 1/2 acre lot with charming curb appeal and room to grow. The existing home includes 3 bedrooms, a versatile bonus room, and 2.5 bathrooms. The separate formal living room is adorned with a granite fireplace, wood floors and a large picture window while the family room provides a casual place for people to gather either around the built in bar or the enclosed lanai. In the kitchen find upgraded appliances with a Bertazzoni Stove imported from Italy and other stainless steel appliances . The primary bedroom has a walk in closet and views of the sparkling pool. The massive backyard accommodates a garden shed, and a variety of mature fruit trees. The property is zoned LARA - Limited Agricultural Zoning and you can legally have chickens, horses or other animals on your property (buyer to verify).

Whether you're looking to renovate, run a home-based business, or redevelop into a custom estate, this property checks all the boxes. Zoned for flexibility and located in a high-demand area, it presents a rare chance for investors, developers, or owner-users to capitalize on location and land. Opportunities like this in College Acres don't come around often—secure your foothold in one of the area's most strategic and versatile



properties.

Built in 1950

## Essential Information

MLS® #	SR25145057
Price	\$1,595,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,439
Acres	0.52
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Nikki Abish
Listing Office	The Agency

## Community Information

Address	5800 Winnetka Avenue
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91367

## Amenities

Parking	Paved, Attached Carport
Garages	Paved, Attached Carport
View	None
Has Pool	Yes
Pool	In Ground, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description ZeroToOneUnitAcre

## Interior

Interior Wood  
Interior Features Separate/Formal Dining Room, Bar, All Bedrooms Down, Main Level Primary, Walk-In Closet(s), Galley Kitchen, Workshop  
Heating Central  
Cooling Central Air  
Fireplace Yes  
Fireplaces Living Room  
# of Stories 1  
Stories One

## School Information

District Los Angeles Unified

## Additional Information

Date Listed June 28th, 2025  
Days on Market 55  
Zoning LARA  
Short Sale N  
RE / Bank Owned N

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