

\$1,195,000 - 4772 Excelente Drive, Woodland Hills

MLS® #SR25199279

\$1,195,000

3 Bedroom, 3.00 Bathroom, 1,595 sqft
Residential on 0 Acres

N/A, Woodland Hills,

Tucked away in a private and serene hillside neighborhood, this beautifully maintained retreat offers the perfect balance of comfort and style. Featuring 3 bedrooms and 3 bathrooms offering 1,595 square feet of living space, the light and airy interior is filled with natural light from expansive windows that frame the lush surroundings and create an inviting atmosphere. The kitchen combines practicality with modern appeal, boasting stainless steel appliances, self closing drawers, and abundant storage. Upstairs, the primary suite offers a true sanctuary with a generous closet, private bath, and a charming bay window ideal for afternoon reading while overlooking verdant views. The two additional bedrooms feature ample closet space and are perfectly suited for a growing family or anyone seeking extra room for a home office, guest accommodations, or creative space. A secluded family room with its own private entrance opens endless possibilities from a fourth bedroom to an in law suite or guest quarters. A portion of the garage has been converted into a laundry room and private office space, ideal for those who work from home and value the quiet privacy of a location away from the main living areas. Step outside to a tranquil backyard designed for relaxation and gatherings. A covered patio sets the stage for al fresco dining, accompanied by the gentle sound of songbirds in the trees and the soothing sound of windchimes drifting through the air. This residence offers privacy, serenity,



and close proximity to premier shopping, dining, schools, and the vibrant lifestyle that defines life south of the boulevard.

Built in 1960

Essential Information

MLS® #	SR25199279
Price	\$1,195,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Square Footage	1,595
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Faryl Arbeitman
Listing Office	Keller Williams Realty-Studio City

Community Information

Address	4772 Excelente Drive
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91364

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, Electricity Available, Natural Gas Available, Natural Gas Connected, Phone Available
Parking Spaces	1
Parking	Garage, Door-Multi, Driveway Level
# of Garages	1
Garages	Garage, Door-Multi, Driveway Level
View	Neighborhood, Hills
Pool	None

Exterior

Exterior	Stucco, Copper Plumbing
Lot Description	Back Yard, Front Yard
Windows	Blinds, Double Pane Windows, Screens
Roof	Composition
Construction	Stucco, Copper Plumbing
Foundation	Raised

Interior

Interior	Wood
Interior Features	Built-in Features, Separate/Formal Dining Room, Granite Counters, Recessed Lighting, All Bedrooms Up, Block Walls, Storage
Appliances	Dishwasher, Gas Cooktop, Gas Oven, Microwave, Tankless Water Heater, Convection Oven, Ice Maker
Heating	Central
Cooling	Central Air, Gas
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	September 4th, 2025
Days on Market	5
Zoning	LARE40
Short Sale	N
RE / Bank Owned	N

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