

# \$799,000 - 23463 Sylvan Street, Woodland Hills

MLS® #SR25215665

## \$799,000

3 Bedroom, 2.00 Bathroom, 1,173 sqft  
Residential on 0 Acres

N/A, Woodland Hills,

First time on the market in decades but also move in ready-- functional and super easy to move right in. This long-loved and beautifully maintained Woodland Hills single-family home is the perfect blend of charm, comfort, and location. Situated on flat, walkable streets ideal for nighttime strolls, this home offers an inviting open-concept layout with gleaming hardwood floors and updated windows that flood the space with natural light. The backyard is truly the star of the show – a serene retreat featuring a fully functioning koi pond, lush grassy areas for play and entertaining, and a shaded patio overhang for warm summer days. This rare opportunity offers great schools, a highly sought-after neighborhood, and unbeatable value in a prime Woodland Hills pocket.



Built in 1959

## Essential Information

MLS® #	SR25215665
Price	\$799,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,173
Acres	0.17
Year Built	1959

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Dana Frank
Listing Office	Rodeo Realty

### Community Information

Address	23463 Sylvan Street
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91367

### Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

### Exterior

Lot Description	Back Yard
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### Interior

Interior Features	All Bedrooms Up
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### School Information

District	Los Angeles Unified
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### Additional Information

Date Listed	September 12th, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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