

\$575,000 - 22117 Burbank Boulevard # 7, Woodland Hills

MLS® #SR25259605

\$575,000

2 Bedroom, 2.00 Bathroom, 995 sqft
Residential on 9 Acres

N/A, Woodland Hills,

Rarely offered Woodland Village private end unit townhome with 2-car garage, in-unit laundry, and private balcony deck! The townhome is privately situated towards the back of the complex making it the ideal quiet location away from street noise. Enter the property through a quaint courtyard where there is also access to the 2-car garage with built-in storage. Step inside an entry foyer which leads upstairs where all the living spaces and bedrooms are conveniently located on the same level. An oversized light and bright living room has high vaulted ceiling, tiled fireplace, and wall-to-wall picture windows with plantation shutters found throughout. A separate spacious dining room has high vaulted ceiling, direct kitchen access, and a sliding glass door that opens to a large balcony deck with overhead trellis that overlooks the complex and provides a great space for outdoor dining and entertaining. The upgraded kitchen has granite counters, great built-in cabinets with pantry space, and a full suite of appliances including built-in range, microwave, dishwasher, and fridge/freezer. The two bedrooms are located down a private wing with large hallway storage cabinetry and convenient laundry area with side-by-side washer and dryer. The primary bedroom has large closet with custom built-ins and private en-suite upgraded bathroom with newer tiling, cast iron bathtub & shower with Berkey water filter. The second bedroom also has a good sized closet with custom built-ins and access



to a hall bathroom which can also be used as a guest powder bath. Additional system upgrades include: newer American Standard air conditioning unit with Ecobee smart thermostat and newer Simonton dual pane windows installed throughout. The complex offers terrific amenities including two swimming pools & spas, two tennis courts, and guest parking. Adjacent to dining/shopping at Westfield Topanga Mall and Village including the vibrant Topanga Social, Calabasas Commons, Warner Center and Warner Park which hosts 4th of July fireworks and summer concerts, and a short drive over the canyon to the beaches and Malibu.

Built in 1977

Essential Information

MLS® #	SR25259605
Price	\$575,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	995
Acres	9.03
Year Built	1977
Type	Residential
Sub-Type	Townhouse
Style	Traditional
Status	Closed
Listing Agent	Desiree Zuckerman
Listing Office	Rodeo Realty

Community Information

Address	22117 Burbank Boulevard # 7
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills

County	Los Angeles
Zip Code	91367

Amenities

Amenities	Maintenance Grounds, Pool, Spa/Hot Tub, Water, Tennis Court(s)
Parking Spaces	2
Parking	Garage, Storage
# of Garages	2
Garages	Garage, Storage
View	Neighborhood, Hills, Trees/Woods
Has Pool	Yes
Pool	Heated, Association

Exterior

Exterior Features	Rain Gutters
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Interior

Interior	Tile
Interior Features	Balcony, Separate/Formal Dining Room, High Ceilings, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Gas Cooktop, Microwave, Refrigerator, Built-In Range, Freezer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	November 12th, 2025
Days on Market	47
Short Sale	N
RE / Bank Owned	N

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