

\$849,000 - 22708 Burton, West Hills

MLS® #SR25265071

\$849,000

3 Bedroom, 2.00 Bathroom, 1,370 sqft

Residential on 0 Acres

N/A, West Hills,

Your Dream Home Has Finally Hit the Market! Welcome to the home you've been waiting for full of charm, warmth, and all the modern upgrades that make life a little sweeter. This beautifully maintained used-brick accented residence offers the perfect blend of classic character and contemporary comfort, featuring 3 spacious bedrooms, 2 bathrooms, a welcoming living room, and an inviting dining area that flows effortlessly throughout the home. Step inside and fall in love with the stunning remodeled kitchen, thoughtfully designed to please the Chef in the family. It boasts granite countertops, abundant cabinetry with elegant see-through glass doors, tile flooring, and direct access to the 2-car garage and laundry area—the kind of convenience every homeowner appreciates. The extended master bedroom is truly a retreat so roomy you could comfortably play a full game of Twister with space to spare! It includes a private en-suite bathroom. Remodeled master bathroom with a marble-top vanity and tub/shower combo offering both convenience and seclusion, along with generous closet space for all your storage needs. The additional bedrooms are impressively large, each equipped with ceiling fans and ready to accommodate family, guests, or a home office. The living room features beautiful wood flooring and a sliding glass door that opens to your own private outdoor oasis. Step out to the used brick lined patio, perfect for morning coffee or evening



entertaining. The large grassy yard, surrounded by mature landscaping, provides a peaceful setting, while the sparkling swimming pool and spa invite you to unwind, relax, and enjoy California living at its finest. Additional upgrades include newer vinyl double-pane windows throughout, owned solar panels included with the purchaseâ€"big savings! Possible RV access. Located in a lovely, established neighborhood, this home offers comfort, charm, and true pride of ownership. Itâ€™s absolutely move-in ready and waiting for its next chapter with new owners who will love it just as much. Donâ€"t miss this rare opportunityâ€"homes like this donâ€"t come on the market often!

Built in 1957

Essential Information

MLS® #	SR25265071
Price	\$849,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,370
Acres	0.17
Year Built	1957
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Robert Booth
Listing Office	Pinnacle Estate Properties

Community Information

Address	22708 Burton
Area	WEH - West Hills
Subdivision	N/A
City	West Hills

County Los Angeles
Zip Code 91304

Amenities

Utilities Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Overhead Utilities, Phone Connected
Parking Spaces 6
Parking Direct Access, Door-Single, Driveway, Garage, RV Access/Parking, Concrete, Driveway Level, Garage Door Opener, Garage Faces Front, Paved
of Garages 2
Garages Direct Access, Door-Single, Driveway, Garage, RV Access/Parking, Concrete, Driveway Level, Garage Door Opener, Garage Faces Front, Paved
View None
Has Pool Yes
Pool In Ground, Private, Gunite, Heated, Solar Heat
Security Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Concrete, Stucco, Block, Brick, Copper Plumbing, Drywall
Exterior Features Barbecue, Rain Gutters
Lot Description Back Yard, Front Yard, Landscaped, Level, Paved, Street Level, Lawn, Rectangular Lot, Sprinkler System, Trees, Yard
Windows Double Pane Windows, Screens, Blinds
Roof Composition
Construction Concrete, Stucco, Block, Brick, Copper Plumbing, Drywall
Foundation Slab

Interior

Interior Laminate, Tile
Interior Features Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, Open Floorplan, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Block Walls, Crown Molding, Stone Counters, Tile Counters
Appliances Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Built-In Range, Water Heater
Heating Central, Forced Air
Cooling Central Air
Fireplaces None
of Stories 1
Stories One

School Information

District	Los Angeles Unified
Elementary	Capistrano
Middle	Columbus
High	Canoga Park

Additional Information

Date Listed	November 19th, 2025
Days on Market	1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 17th, 2026 at 8:36am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.