

# **\$849,000 - 22708 Burton, West Hills**

MLS® #SR25265071

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## **\$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 youâ€™ve been waiting forâ€”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 areaâ€”the kind of convenience every homeowner appreciates. The extended master bedroom is truly a retreatâ€”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

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