

# \$1,350,000 - 22301 Marilla Street, Chatsworth

MLS® #SR25270071

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## \$1,350,000

4 Bedroom, 3.00 Bathroom, 2,158 sqft

Residential on 0 Acres

N/A, Chatsworth,

Discover the epitome of California living in this exceptional Chatsworth estate, nestled at the end of a serene cul-de-sac. This single-story residence welcomes you with impressive curb appeal, featuring a stamped concrete driveway and walkway leading to elegant double doors. Upon entry, you are greeted by an expansive living room framed by oversized sliding glass doors that seamlessly blend indoor and outdoor living. Solar tubes, crown molding and a beautifully detailed brick fireplace create an ambiance of warmth and sophistication. The gourmet chef's kitchen is appointed with rich cabinetry, granite countertops, abundant storage and opens to a sunlit dining room overlooking the manicured front grounds. The luxurious primary suite is a private retreat, offering direct access to the backyard oasis, double closets and a spa-inspired ensuite showcasing custom cabinetry, vanity with double sinks and an oversized designer-tiled shower. Two spacious secondary bedrooms enjoy picturesque front-yard views and share a beautifully appointed full bathroom. A separate fourth bedroom, located in its own wing with direct access to an updated bathroom, provides an ideal space for guests, extended family, a home office, or a personal fitness studio. Additional interior amenities include a generous indoor laundry room and a walk-in pantry. The impeccably finished garage offers direct access, epoxy floors, an insulated door, recessed lighting, separate A/C system and convenient pull-through capability. The



amazing rear grounds provide the feeling of a private park designed for both intimate gatherings and grand entertaining, the outdoor space features a custom covered patio with a fireplace, multiple lounge and dining areas, lush mature landscaping, a custom sparkling pool and spa, a storage shed, fruit trees including avocado and plum, a chicken/rabbit coop and a stunning spacious lawn. This is truly an entertainerâ€™s paradise. Modern upgrades and comforts include paid solar, an EV charger, hardwood flooring and an outdoor fireplace. Perfectly situated in a quiet and desirable enclave of Chatsworth, this remarkable estate offers effortless access to scenic hiking trails, dining, shopping and major freewaysâ€”blending luxury, privacy and convenience into one extraordinary offering.

Built in 1960

**Essential Information**

MLS® #	SR25270071
Price	\$1,350,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,158
Acres	0.43
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional, Ranch
Status	Closed
Listing Agent	David Proctor
Listing Office	Pinnacle Estate Properties

**Community Information**

Address	22301 Marilla Street
Area	CHT - Chatsworth

Subdivision	N/A
City	Chatsworth
County	Los Angeles
Zip Code	91311

## Amenities

Utilities	Water Connected
Parking Spaces	2
Parking	Driveway, Electric Vehicle Charging Station(s), Garage, Direct Access, Pull-through
# of Garages	2
Garages	Driveway, Electric Vehicle Charging Station(s), Garage, Direct Access, Pull-through
View	None
Has Pool	Yes
Pool	Private

## Exterior

Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Yard, Cul-De-Sac
Windows	Double Pane Windows
Roof	Composition

## Interior

Interior	Tile, Wood
Interior Features	Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, All Bedrooms Down, Primary Suite, Walk-In Closet(s), Main Level Primary
Appliances	Dishwasher, Gas Range, Microwave
Heating	Central
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	December 3rd, 2025
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Days on Market 12

Short Sale N

RE / Bank Owned N

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