

\$1,150,000 - 22447 Marlin Place, West Hills

MLS® #V1-26343

\$1,150,000

3 Bedroom, 2.00 Bathroom, 2,330 sqft
Residential on 0 Acres

N/A, West Hills,

Introducing 22447 Marlin Place. Stunningly and extensively remodeled 2,330sf of luxurious living space on a generous 8,583sf lot in the highly sought-after community of West Hills. As you step inside, you are greeted by an oversized living room that seamlessly flows into the open dining area, where a cozy stacked-stone fireplace and custom wood mantel adds warmth and charm. The family room is a completely new addition from the ground up with all renovations permitted by LADBS. The new kitchen is a chef's dream with custom soft close cabinets, quartz countertops, granite undermount bowl, custom-tiled backsplash, new stainless Bosch dishwasher and a new 36" 6 burners-stove & convection oven. The double leaded glass pass-thru windows over a 4 foot granite counter offer kitchen service into the family room. Choose from two spacious primary bedrooms, plus an additional third bedroom, each modernly adorned with new lighting, custom paint, mirrored closet doors, and luxury textured pile carpet. The first primary bedroom features a sitting area and an ensuite bathroom with dual sink honeywood cabinetry, a true vanity make-up counter, abundant low voltage lighting, and a large shower, creating your peaceful retreat. The second primary features a fully remodeled ensuite bathroom designed with gorgeous marble tile flooring, vanity, double sinks, faucets, light fixtures, new bathtub and marble tiled shower walls with Kohler's matte-black tub



enclosure. Throughout the living areas and kitchen, new luxury vinyl flooring adds elegance, while freshly plastered and painted walls enhance insulation. Double-pane windows elevate the home's energy efficiency. Stay comfortable with flushmount LED's, plantation shutters, new roll shades, two attic fans, an upgraded A/C & heating system, new ducting and a new roof! Enjoy new windows, slider and refurbished wood french doors in the family room where you will step outside to a private oasis featuring a heated hot tub and a custom spa deck, perfect for relaxation or entertaining. The beautifully manicured front and backyards feature lush new grass, surrounded by block walls and fencing for added privacy. The new and modern garage door adds to the home's curb appeal. Located near top-rated charter schools, cultural attractions, fine dining, shopping, Warner Center & the 101, this home is walking distance to popular Shadow Ranch Park and offers the perfect blend of modern luxury and tranquility!

Built in 1958

Essential Information

MLS® #	V1-26343
Price	\$1,150,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,330
Acres	0.20
Year Built	1958
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Traditional
Status	Closed
Listing Agent	Rebecca Hill

Listing Office RE/MAX Gold Coast REALTORS

Community Information

Address 22447 Marlin Place
Area WEH - West Hills
Subdivision N/A
City West Hills
County Los Angeles
Zip Code 91307

Amenities

Utilities Electricity Connected, Sewer Connected, Water Connected
Parking Spaces 2
Parking Driveway, Garage, Direct Access, Door-Single, Garage Door Opener, Garage Faces Front, Off Street, Private
of Garages 2
Garages Driveway, Garage, Direct Access, Door-Single, Garage Door Opener, Garage Faces Front, Off Street, Private
View Mountain(s)
Pool None
Security Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Stucco
Lot Description Near Park, Back Yard, Front Yard, Lawn, Sprinklers In Front, Sprinklers In Rear, Sprinkler System, Street Level
Roof Composition, Shingle
Construction Stucco
Foundation Permanent

Interior

Interior Vinyl, Carpet, See Remarks
Interior Features Pantry, Quartz Counters, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Bar, Block Walls, Ceiling Fan(s), Main Level Primary, Multiple Primary Suites, Open Floorplan, Primary Suite, Stone Counters, Storage
Appliances Gas Range, Dishwasher, Dryer, Gas Water Heater, Range Hood, SixBurnerStove, Washer
Heating Central
Cooling Central Air, Attic Fan, See Remarks
Fireplace Yes

Fireplaces	Great Room, See Remarks
# of Stories	1
Stories	One

School Information

Middle	Hale Charter
High	El Camino Charter

Additional Information

Date Listed	October 19th, 2024
Days on Market	72
Short Sale	N
RE / Bank Owned	N

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