

# **\$1,200,000 - 23221 Califa Street, Woodland Hills**

MLS® #WS25183685

**\$1,200,000**

3 Bedroom, 2.00 Bathroom, 1,854 sqft

Residential on 0 Acres

N/A, Woodland Hills,

Welcome to 23221 Califa Street, a charming single-story home in the heart of Woodland Hills offering endless potential. This 3-bedroom, 2-bath residence spans 1,854 sq. ft. and is situated on an impressive 18,688 sq. ft. lot (0.43 acres). The home features classic California ranch-style architecture and a spacious, functional floor plan ready for your personal touch.

Step outside to your private backyard oasis, complete with a sparkling pool and expansive grounds—perfect for entertaining, gardening, or even exploring possible expansion or ADU opportunities. The oversized lot offers exceptional privacy and room to create your dream outdoor space.

Located in a sought-after Woodland Hills neighborhood, you'll enjoy convenient access to top-rated schools, dining, shopping, and freeway access. Whether you're looking to move right in, renovate, or develop, this property is a rare find with unlimited possibilities. \*\*\*Seller reserves the right to accept an offer at any time.

Built in 1952



## **Essential Information**

MLS® # WS25183685

Price \$1,200,000

|                |                         |
|----------------|-------------------------|
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,854                   |
| Acres          | 0.43                    |
| Year Built     | 1952                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Samantha Ramirez        |
| Listing Office | Wedgewood Homes Realty  |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 23221 Califa Street   |
| Area        | WHLL - Woodland Hills |
| Subdivision | N/A                   |
| City        | Woodland Hills        |
| County      | Los Angeles           |
| Zip Code    | 91367                 |

## Amenities

|                |              |
|----------------|--------------|
| Parking Spaces | 2            |
| # of Garages   | 2            |
| View           | Neighborhood |
| Has Pool       | Yes          |
| Pool           | Private      |

## Exterior

|                 |                   |
|-----------------|-------------------|
| Lot Description | ZeroToOneUnitAcre |
|-----------------|-------------------|

## Interior

|                   |                   |
|-------------------|-------------------|
| Interior Features | All Bedrooms Down |
| Heating           | Central           |
| Cooling           | Central Air       |
| Fireplace         | Yes               |
| Fireplaces        | Family Room       |
| # of Stories      | 1                 |
| Stories           | One               |

## School Information

District Los Angeles Unified

## Additional Information

Date Listed August 14th, 2025

## Zoning LARA

Short Sale N

RE / Bank Owned N

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