



**4201 TOPANGA CANYON
BOULEVARD #189**

4201 TOPANGA CANYON BLVD, WOODLAND HILLS, CA
91364

\$374,998

150 Years

JOHN D WOOD & CO.

London, Country & International Property

4201 TOPANGA CANYON BOULEVARD #189

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WOODLAND HILLS, CA 91364

Unique Beautiful Home in the Woodland Park Estates — Just Minutes away from The Beach & Malibu + Topanga. Special option on a private lot with a scenic view from backyard off, this well maintained unit has many upgrades to offer luxurious home style of living for comfort and convenience. It is so close to Malibu's beaches, downtown Topanga, and the shops and restaurants of popular Woodland Hills area. The unit is filled with sunshine and light has a spacious living room and kitchen with an open floor plan, 2 bedrooms, 2 bathrooms, and an additional Bonus room — ideal for an enclosed porch, office, gym, or creative studio.

Age: Over 50 Years Old,
Garage Count: 2 Car Garage,
Sewer: Public

\$374,998



The home features engineered hardwood floors, upgraded formica countertops, dual-pane windows, stainless steel appliances, water filtration system, and a laundry area with side-by-side washer and dryer. Located in the highly desirable Woodland Park Estates community amenities include: Heated year-round pool, Expansive recreation center, Two billiard rooms with pool tables, Indoor event space, Opportunities for yoga, cards, gatherings, or creative play! You'll also enjoy breathtaking mountain views and access to the top-rated Calabasas and Las Virgenes Unified School Districts — among the best in the nation. This is more than a home — it's a lifestyle of peace, privacy, and connection to nature, all while staying close to the heart of the city. Spacious, truly Unique, Peaceful, and lots of Privacy with this unit from each side !! This one is A Must See as it has many upgrades inside and outside of the home; a pond, new copper plumbing, brand new water heater , new windows, new deck with railing, new siding - fire proof. The square feet does not include the back porch enclosed area at this time. Welcome to your Woodland Hills Home . HIGHLY MOTIVATED SELLER — do not miss out on this unique opportunity!



