



**8018 MATILIJA**

8018 MATILIJA AVE, PANORAMA CITY, CA 91402

**\$948,888**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

CRMLS

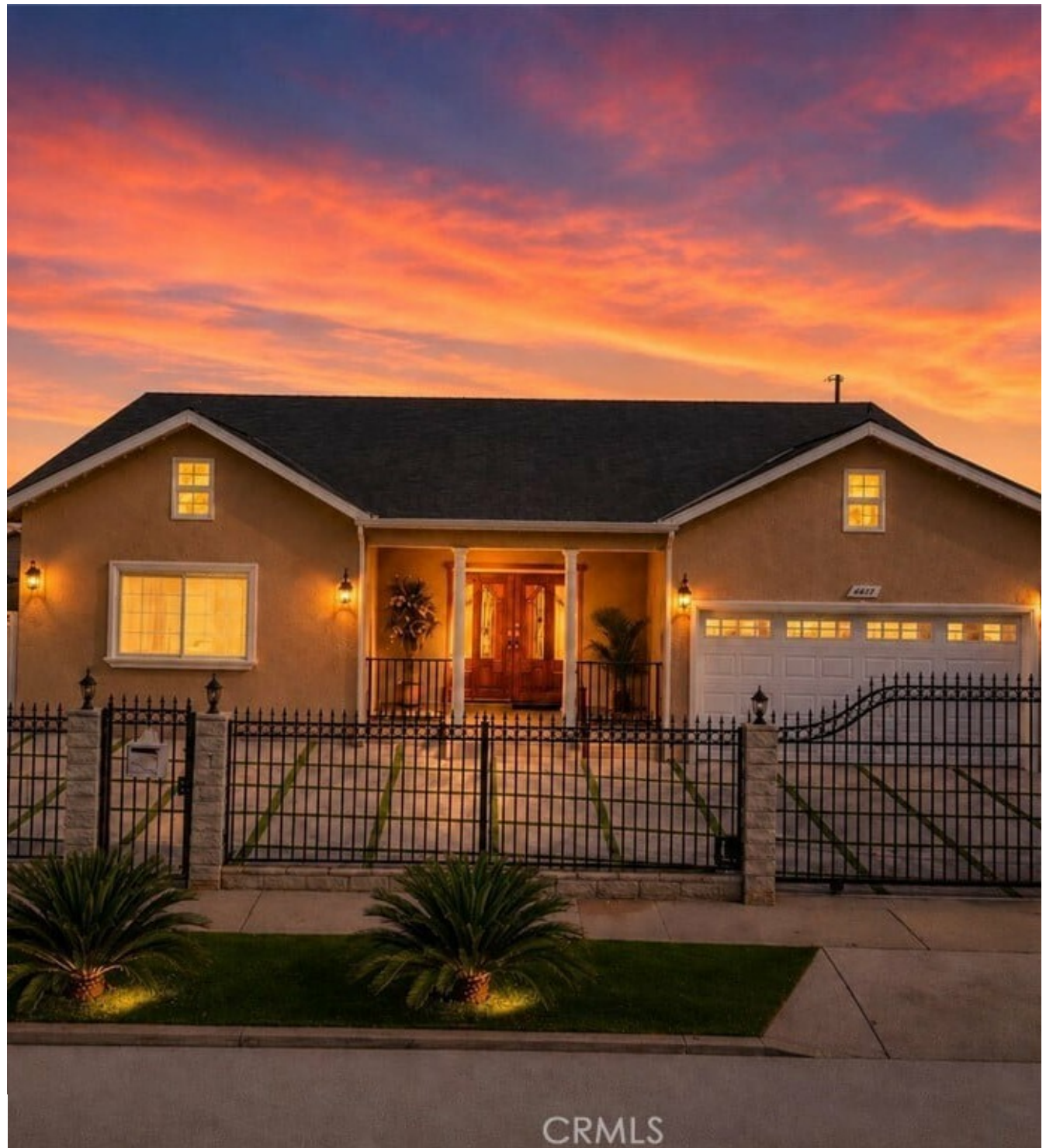
## 8018 MATILIJA

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91402

Welcome to this rare 4 bedroom 3 bath POOL home (with BONUS rooms!) nestled in a desirable neighborhood of Panorama City - Van Nuys/Valley Glen adjacent, offering comfort, flexibility, privacy, and the perfect blend of indoor-outdoor Southern California living. This meticulously maintained home was rebuilt in 2010 thoughtfully designed for both entertaining and everyday functionality, ideal for larger households, multi-generational living, entertainers, or buyers seeking versatile living spaces. Immediately welcomed by high cathedral ceilings as you enter the double doors, the expansive open-concept living and dining areas provides a bright and airy atmosphere.

**Cooling: Central A/C,**  
**Garage Count: 2 Car Garage,**  
**Pool Description: Pool,**  
**Sewer: Public,**  
**Special Program: Global Luxury,**  
**Water: City Water**

**\$948,888**



The kitchen offers ample cabinet space, granite countertops, and newer black stainless steel appliances with an island for additional seating and prep space. Along with generously sized bedrooms, this home features additional BONUS spaces: a DETACHED structure with its own bathroom located poolside - ideal for a pool rec room, guest use, work-from-home office, or a music/creative studio. And inside the home, it includes two loft-style rooms upstairs, one with a large enough space and flexibility for multiple-bed accommodations, and the above garage space great for a hobby area, yoga/meditation/gym space, extra storage, or expanded guest possibilities. Step out of the French doors to your own private low maintenance backyard retreat with a sparkling SALT WATER POOL, perfect for relaxing or taking a swim during the warm summer days. There is ample parking for multiple vehicles within the automatic gated driveway and an attached two-car garage with direct home access equipped with a TESLA charger. Conveniently situated in a central location of San Fernando Valley close to freeways, this home is walkable to shopping, restaurants, grocery stores, schools, and Kaiser Panorama City.



Also enjoy easy access to some of Los Angeles' most iconic destinations; approximately 15 mins to Universal Studios Hollywood, 17 mins to Hollywood Bowl, and 14 mins to BURBANK AIRPORT. A MUST-SEE home!! CALL ME for a private showing!



