



23649 EMELITA ST

WOODLAND HILLS, CA 91367

\$1,275,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property



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Tucked away at the end of a quiet cul-de-sac in a highly desirable pocket of Woodland Hills, just moments from Walnut Acres, this thoughtfully reimagined single-story residence blends modern design with effortless California living. The home features 3 bedrooms and 2 bathrooms, all brought together by a bright, open-concept layout designed for both everyday comfort and seamless entertaining. Every detail has been carefully curated, showcasing quality craftsmanship and elevated finishes throughout. The primary suite serves as a private retreat, complete with a beautifully redesigned bathroom featuring floor-to-ceiling tile, dual vanities, custom cabinetry, and a spacious walk-in shower.

Cooling: Central A/C

\$1,275,000



A generous walk-in closet adds both function and luxury. Two additional bedrooms and another redesigned secondary bath offer flexibility for family, guests, or a home office. At the heart of the home, the kitchen is both stylish and functional, equipped for those who love to cook and perfectly positioned to connect with the dining area and center island, creating a natural gathering space. Set on an approximately 6,700 square foot lot, the outdoor space is designed for easy living and entertaining. The backyard features a mix of decomposed granite, gravel, garden boxes and large grassy yard, offering multiple areas to relax from evenings around the fire pit under string lights to covered patio dining year-round. Extensive upgrades include a new HVAC system, Google Nest Thermostat, updated electrical panel, new roof and gutters, luxury vinyl flooring, and a two-car garage with direct access. Ideally located near premier shopping and dining at Westfield Topanga & The Village, The Commons at Calabasas, and Warner Center, with access to top-rated charter schools including El Camino Real Charter High School and George Ellery Hale Charter Academy. A beautifully renovated turnkey opportunity in one of the Valley's most sought-after neighborhoods offering style, function, and location all in one.



