

4731 Topanga Canyon Boulevard, Woodland Hills, CA 91364

Listing

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STATUS: **Active**

LIST PRICE: **\$1,595,000**

E on Mulholland Dr. L on Topanga Canyon dr.



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[Listing has Supplements](#)

BED / BATH: **5/3,0,0,0**
SQFT(src): **2,367 (D)**
PRICE PER SQFT: **\$673.85**
LOT(src): **8,252/0.1894 (A)**
LEVELS: **Two**
GARAGE: **2/Attached**
YEAR BUILT(src): **1956 (ASR)**
PROP SUB TYPE: **SFR/D**
DAM / CDAM: **0/90**
SLC: **Standard**
PARCEL #: **2170009027**
LISTING ID: **SB26047255**



DESCRIPTION

Modern Live/Work Opportunity South of the Blvd in Prime Woodland Hills. Fully remodeled 5-bedroom, 3-bath mid-century inspired residence offering 2,356 sq ft of turnkey living in one of the Valley's most commuter-convenient corridors. Behind a gated entrance, this thoughtfully redesigned home blends architectural style with everyday functionality — ideal for professionals, entrepreneurs, creatives, or anyone seeking a high-access location with flexible use potential. The open-concept interior showcases wide-plank flooring, designer finishes, abundant natural light, and expansive bi-fold doors that create seamless indoor-outdoor flow. The flexible floor plan offers multiple private rooms perfect for executive offices, client meeting spaces, wellness studios, or multi-generational living. The gated front yard and spacious backyard provide distinct entertaining zones, creating a private retreat environment despite the prime commuter location. Ideal for those who value accessibility and visibility, with immediate proximity to the 101, Ventura Blvd, Warner Center, Westfield Topanga, and Calabasas business hubs. For buyers seeking a fully updated property without the premium pricing of interior streets, this home delivers exceptional value, style, and versatility. Perfect for work-from-home professionals, hybrid business owners, or investors exploring executive rental potential. Move-in ready. Modern. Functional. Strategically located

EXCLUSIONS:

INCLUSIONS:

AREA: **WHLL - Woodland Hills**
SUBDIVISION: /
COUNTY: **Los Angeles**
SENIOR COMMUNITY?: **No**
CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$1,595,000**
BASEMENT SQFT:
COMMON WALLS: **No Common Walls**
PARKING: **Garage Faces Front**
HORSE:
PROBATE AUTHORITY:

SELLER WILL CONSIDER CONCESSIONS IN OFFER:
ROOM TYPE: **Kitchen, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom, Primary Suite, Two Primaries, Walk-In Closet**
EATING AREA: **Breakfast Counter / Bar, Dining Room**

COOLING: **Central Air**
HEATING: **Central**
VIEW: **None**
WATERFRONT:
LAUNDRY: **Gas Dryer Hookup, In Closet, Washer Hookup**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

INTERIOR: **High Ceilings, Open Floorplan, Recessed Lighting, Stone Counters**
MAIN LEVEL BEDROOMS: **4**
MAIN LEVEL BATHROOMS: **2**

ACCESSIBILITY:
APPLIANCES: **Dishwasher, Gas Oven, Gas Range, Gas Water Heater, Microwave, Range Hood, Refrigerator, Water Heater**
KITCHEN FEATURES: **Kitchen Island, Kitchen Open to Family Room, Pots & Pan Drawers, Remodeled Kitchen, Self-closing cabinet doors, Self-closing drawers, Stone Counters**
BATHROOM FEATURES: **Low Flow Shower, Low Flow Toilet(s), Shower, Shower in Tub, Double Sinks in Primary Bath, Exhaust fan(s), Remodeled, Upgraded, Walk-in shower**

FLOORING: **Wood**
ENTRY LOC/ENTRY LVL: **1/1**
FIREPLACE: **None**

EXTERIOR

EXTERIOR: **Lighting**
FENCING: **Excellent Condition, Wood**
DIRECTION FACES:

SECURITY: **Carbon Monoxide Detector(s), Fire and Smoke Detection System**
SEWER: **Public Sewer**

LOT: **Desert Front, Sloped Down, Landscaped, Sprinklers Drip System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Up Slope from Street**
POOL: **None**

PATIO/PORCH: **Terrace**
SPA: **None**

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE: **Modern**
DOOR: **Panel Doors**
WINDOW: **Custom Covering, Double Pane Windows**

ROOF: **Metal, Mixed**
FOUNDATION DTLS:
PROP COND: **Turnkey, Updated/Remodeled**

CONSTR MTLs:
OTHER STRUCT:
NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?: **Attached** PARKING TOTAL: **2** GARAGE SPACES: **2** CARPORT SPACES:
UNCOVERED SPACES: # REMOTES: RV PARK DIM:

GREEN

GREEN ENERGY GEN: GREEN ENERGY EFF: GREEN SUSTAIN: GREEN WTR CONSERV:
WALK SCORE:

POWER PRODUCTION

POWER PRODUCTION: **No** GREEN VERIFICATION: **No**

COMMUNITY

HOA FEE: **\$0** HOA NAME: HOA PHONE: # OF UNITS: **1**
HOA FEE 2: HOA NAME 2: HOA PHONE 2: # UNITS IN COMMUNITY:
HOA FEE 3: HOA NAME 3: HOA PHONE 3: STORIES TOTAL: **2**
COMMUNITY: **Sidewalks**
HOA AMENITIES:
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: **No** LAND LEASE AMOUNT: UTILITIES: **Electricity** TAX LOT: **1**
PARCEL #: **2170009027** LAND LEASE AMT FREQ: **Connected, Natural Gas** TAX BLOCK:
ADDITIONAL APN(S): **No** LAND LEASE PURCH?: **Connected, Sewer Connected** TAX TRACT #: **10106**
 LAND LEASE RENEW: **ELECTRIC: Electricity - On** ZONING: **LAR2**
 Property TAX OTHER ASSESSMENT: **\$0**
 WATER SOURCE: **Public** TAX OTHER ASSESS SOURCE: **Assessor**
 LOT SIZE DIM:
 ASSESSMENTS: **None**

SCHOOL

HIGH SCHOOL DISTRICT: **Los Angeles** ELEMENTARY: MIDDLE/JR HIGH: HIGH SCHOOL:
Unified ELEM SOURCE: MIDDLE/JR SOURCE: HIGH SOURCE:
HIGH SCH DIST SOURCE: ELEMENTARY OTHER: MIDDLE/JR HIGH OTHER: HIGH SCHOOL OTHER:

LISTING

BAC:
BAC RMRKS:
DUAL/VARI COMP?: **No**
LEASE CONSIDERED?: **No**
CURRENT FINANCING:
POSSESSION:
SIGN ON PROPERTY?: **No**
CONTINGENCY LIST:
TERMS: **Cash, Cash to New Loan**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

DATES

LIST CONTRACT DATE: **03/04/26**
START SHOWING DATE:
ON MARKET DATE: **03/04/26**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **03/04/26**
MOD TIMESTAMP: **03/04/26**
EXPIRED DATE: **06/30/26**
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:
PRIVATE REMARKS: Property recently appraised for \$1,670,000. Appraisal included as a supplement to the listing.

SHOWING INFORMATION

SHOW CONTACT TYPE: **None, Agent** LOCK BOX LOCATION: OCCUPANT TYPE: **Owner**
SHOW CONTACT NAME: **Sean Haghi** LOCK BOX TYPE: **None** OWNER'S NAME:
SHOW CONTACT PH: **9492948939**    
SHOW INSTRUCTIONS: **Please contact Sean at 949 294 8939 for showings. Showings done by appointment. Please provide POF or lender approval for showings @ sean@elementsre.com. Broker has interest in the property. Property recently appraised for \$1,670,000. Appraisal included as a supplement to the listing.**
DIRECTIONS: **E on Mulholland Dr. L on Topanga Canyon dr.**

AGENT / OFFICE

LA: (**sbhaghsea**) **Sean Haghi**
CoLA:
LO: (**sb1306710**) **Elements Real Estate**
LO PHONE: **310-577-8777**
CoLO:
CoLO PHONE:

CONTACT PRIORITY

LA State License: **01420952** 1.LA CELL: **9492948939**
CoLA State License:
LO State License: **01524211** 2.OFFERS: **sean@elementsre.com**
LO FAX: **310-626-9499** 3.LA CELL: **9492948939**
CoLO State License:
CoLO FAX:
Offers Email: **sean@elementsre.com** 4.LA FAX: **3106269499**
 5.LA VOICEMAIL:
 6.LA EMAIL: **sean@elementsre.com**







