

4731 Topanga Canyon Blvd, Woodland Hills
91364

STATUS: Active

LIST PRICE: \$1,595,000

GPS



Recent: 11/19/2025 : NEW

Next OH: Public : Sun Nov 23, 1:00PM-4:00PM

BED / BATH: 5/3,0,0,0
SQFT(src): 2,356 (A)
PRICE PER SQFT: \$676.99
LOT(src): 8,255/0.1895 (A)
LEVELS: Two
GARAGE: 2/Attached
YEAR BUILT(src): 1956 (ASR)
PROP SUB TYPE: SFR/D
DAM / CDAM: 0/0
SLC: Standard
PARCEL #: 2170009027
LISTING ID: SR25261468

Submit Offer

DESCRIPTION

GATED midcentury modern custom home offering a highly desirable "South of the Blvd" locale. Inside this light & bright masterpiece, discover a dazzling renovation preserving all the mastery of its original timeless design while quenching your thirst for quality & a mesmerizing modern style. Completely remodeled down to the studs with the utmost care in modern design and living, culminating in an absolute visual delight, blending the indoor and outdoor spaces together perfectly. A grand and inviting completely open floor-plan allows for interaction with all of your guests & family from anywhere in the home, seamlessly flowing out to the sumptuous and spacious outdoor living area via the custom bi-fold doors. Stunning wide-plank **WHITE OAK** flooring, recessed lighting, a vast array of windows and custom finishes infuse a dynamic energy into this newly renovated home. The stylish kitchen offers loads of custom soft close cabinetry w/ accent lighting, massive center-island w/ breakfast bar & waterfall edge, quality appliances, exquisite **QUARTZ** counters & expansive adjacent dining are absolutely spectacular. 4 spacious bedrooms are located on the first level, one of which features an ensuite bathroom offering a floating vanity and tub/shower combo with frameless glass door, rain shower head & separate body spray. The other 3 bedrooms share a large hall bath, complete with double vanity sinks and curbless walk-in shower. Upstairs, your spacious primary suite dazzles you with soaring vaulted ceilings, loads of recessed LED lighting, dual closets, a private balcony to soak in the rear grounds & a spa-like bathroom you'll never want to leave. Finally, make your way outside where a private and tranquil escape awaits. All new drought tolerant landscaping wraps the 8,000+ Sq. Ft. grounds, allowing you to enjoy multiple areas for entertaining and enjoyment or some good ol' fashioned R&R. This prime Woodland Hills locale places you so close to the Valley's new central hub of dining, shopping and entertainment that Warner Center has to offer, not to mention easy freeway access, less than 30 mins to Malibu and less than 1 mile from one of the Valley's highly accredited elementary schools, Woodland Hills Charter Elementary.

EXCLUSIONS:

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 - Two Door**
HORSE:
PROBATE AUTHORITY:

INCLUSIONS:

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

COOLING: **Central Air**
HEATING: **Central**
VIEW: **Neighborhood**
WATERFRONT:
LAUNDRY: **Individual Room, Inside**

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

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

INTERIOR:
MAIN LEVEL BEDROOMS: **4**
MAIN LEVEL BATHROOMS: **2**

ACCESSIBILITY:
APPLIANCES: **Dishwasher, ENERGY**
STAR Qualified Appliances, Disposal,
Gas Range, Microwave, Range Hood,
Refrigerator, Tankless Water Heater
KITCHEN FEATURES: **Kitchen Island, Quartz**
Counters, Self-closing drawers
BATHROOM FEATURES:

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

EXTERIOR

EXTERIOR:
FENCING:
DIRECTION FACES:

SECURITY:
SEWER: **Public Sewer**

LOT: **0-1 Unit/Acre**
POOL: **None**

PATIO/PORCH:
SPA: **None**

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE: **Mid Century**
Modern
DOOR:
WINDOW: **Double Pane**
Windows, ENERGY STAR
Qualified Windows

ROOF:
FOUNDATION DTLS:
PROP COND:

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

GARAGE AND PARKING

ATTACHED GARAGE?: **Attached**
UNCOVERED SPACES:

PARKING TOTAL: **2**
REMOTES:

GARAGE SPACES: **2**
RV PARK DIM:

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:
WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTIONPOWER PRODUCTION: **No**GREEN VERIFICATION: **No****COMMUNITY**HOA FEE: **\$0**

HOA FEE 2:

HOA FEE 3:

COMMUNITY: **Sidewalks**

HOA MANAGEMENT NAME:

HOA MANAGEMENT NAME 2:

HOA MANAGEMENT NAME 3:

HOA NAME:

HOA NAME 2:

HOA NAME 3:

HOA AMENITIES:

HOA PHONE:

HOA PHONE 2:

HOA PHONE 3:

OF UNITS: **1**

UNITS IN COMMUNITY:

STORIES TOTAL: **2****LAND**LAND LEASE?: **No**PARCEL #: **2170009027**ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:

LAND LEASE AMT FREQ:

LAND LEASE PURCH?:

LAND LEASE RENEW:

UTILITIES:

ELECTRIC:

WATER SOURCE: **Public**

LOT SIZE DIM:

ASSESSMENTS: **Unknown**TAX LOT: **1**

TAX BLOCK:

TAX TRACT #: **10106**

ZONING:

TAX OTHER ASSESSMENT: **\$413**TAX OTHER ASSESS SOURCE: **Estimated****SCHOOL**HIGH SCHOOL DISTRICT: **Los Angeles****Unified**

HIGH SCH DIST SOURCE:

ELEMENTARY: **Woodland Hills**

ELEM SOURCE:

ELEMENTARY OTHER:

MIDDLE/JR HIGH:

MIDDLE/JR SOURCE:

MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:

HIGH SOURCE:

HIGH SCHOOL OTHER:

LISTING

BAC:

BAC RMRKS:

DUAL/VARI COMP?: **No**LEASE CONSIDERED?: **No**

CURRENT FINANCING:

POSSESSION: **Close Of Escrow**

SIGN ON PROPERTY?:

CONTINGENCY LIST:

TERMS: **Cash, Cash to New Loan, Conventional**LIST AGMT: **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: **11/19/25**

START SHOWING DATE:

ON MARKET DATE: **11/19/25**

PRICE CHG TIMESTAMP:

STATUS CHG TIMESTAMP: **11/19/25**MOD TIMESTAMP: **11/19/25**

EXPIRED DATE:

PURCH CONTRACT DATE:

ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS: Seller, Broker and Broker's agents do not represent or guarantee the accuracy of the square footage, bedroom/bathroom count, lot size or lot lines, permitted or un-permitted spaces, etc. Buyer(s) & buyer's agents are advised to independently verify the accuracy of all info and to do their own due diligence. Email offers to Shane@SellitShane.com w/POF & Preapproval.

SHOWING INFORMATIONSHOW CONTACT TYPE: **Agent**SHOW CONTACT NAME: **Shane Nichols**SHOW CONTACT PH: **818-312-3164**

SHOW INSTRUCTIONS: ****FIRST SHOWING AT THE OPEN HOUSE ON SUNDAY (11/23) FROM 1-4PM**** Text Shane for showings at 818-312-3164. DO NOT USE SHOWINGTIME.

DIRECTIONS: **GPS**LOCK BOX LOCATION: **None**LOCK BOX TYPE: **None**OCCUPANT TYPE: **Owner**

OWNER'S NAME:

AGENT / OFFICELA: (**SR207060907**) **Shane Nichols**

CoLA:

LO: (**F2918003**) **Rodeo Realty**LO PHONE: **818-999-2030Ext:0**

CoLO:

CoLO PHONE:

LA State License: **01948062**

CoLA State License:

LO State License: **00951359**LO FAX: **818-999-0826**

CoLO State License:

CoLO FAX:

Offers Email: Shane@SellitShane.com**CONTACT PRIORITY**1.LA CELL: **818-312-3164**2.LA CELL: **818-312-3164**3.LA CELL: **818-312-3164**4.LA CELL: **818-312-3164**5.LA CELL: **818-312-3164**6.LA EMAIL: Shane@SellitShane.com





