

# Hamptons

INTERNATIONAL



**22248 Dumetz Rd, Woodland Hills, CA 91364**

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**£1,770,000**

**(\$2,405,000)**

## Property details



### Key features

- **Cooling: Central A/C**
- **Garage Count: 3 Car Garage**
- **Sewer: Public**
- **Special Program: Global Luxury**
- **Water: City Water**

### Attributes

 **Refurbished**

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## Description

VIEWS VIEWS VIEWS! Located on a small cul-de-sac in the hills just above Woodland Hills Elementary, this location is perfection. Views out of every window without driving windy streets to get there. Over 4,000 square feet of living space with 5 bedrooms and 5 bathrooms. This house has been completely renovated throughout. No expense spared in this designer remodel featuring engineered hardwood floors, tons of recessed lighting, Marvin high-energy windows, Kohler fixtures, surround sound, custom cabinetry, quartz counters, all new baseboards, and fresh paint both on the interior and exterior. A double door entry leads to a grand foyer and formal living room with custom stone fireplace. The extra large formal dining room is perfect for holiday entertaining. An open concept floorplan where the kitchen opens to an informal dining space and large family room with fireplace, all taking advantage of the panoramic views. The star of the show is the gourmet kitchen featuring custom cabinets, Kohler fixtures, walk-in pantry, top-of-the-line Thermador appliances, including panel-ready refrigerator and dishwasher. Calacatta Borgo quartz extends from the countertops to a handcrafted waterfall, eat-in island and continues up the wall surrounding the custom sink, offering unforgettable views from the kitchen. A downstairs bedroom and full bath provide flexibility for guests, in-laws, or a home office. Upstairs, a grand landing with built-in storage leads to the luxurious primary suite retreat with stunning views and a spa-like bath featuring custom double vanities, soaking tub, oversized walk-in shower with dual shower heads, private toilet room, and an expansive walk-in closet. Three additional bedrooms and two designer bathrooms complete the upper level. The backyard showcases unobstructed panoramic views, a large deck with bar seating wrapped around a stunning mature tree, and ample space for outdoor entertaining. Additional highlights include an updated electrical panel and high-efficiency HVAC system (2019). Ideally located with easy access to Topanga Canyon Blvd, Ventura Blvd, Mulholland Drive, and the 101 Freeway. Don't miss this incredible opportunity!





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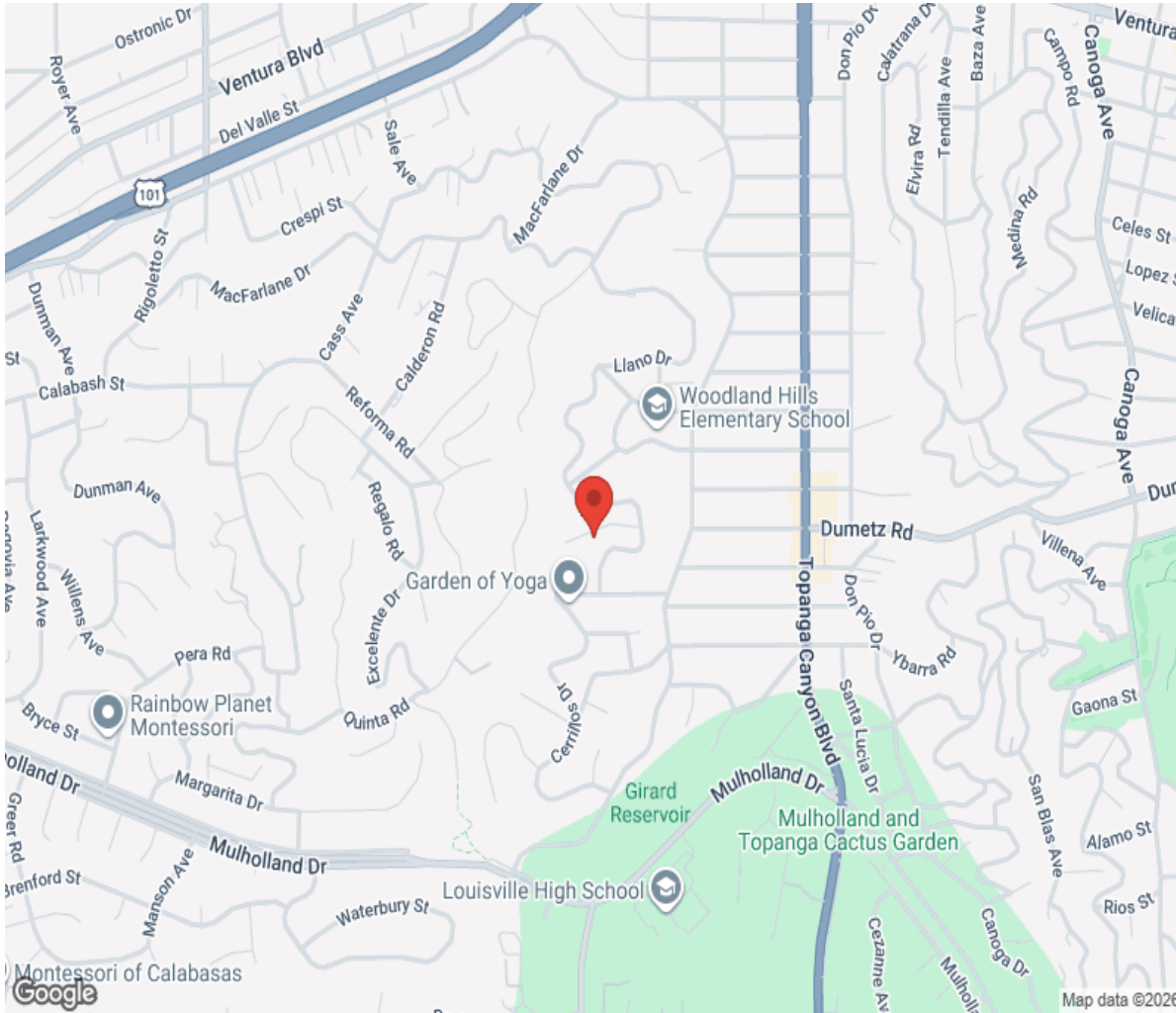








# Location



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