

\$1,950,000 - 4005 Declaration Avenue, Calabasas

MLS® #SR23085769

\$1,950,000

5 Bedroom, 4.00 Bathroom, 2,923 sqft
Residential on 0 Acres

N/A, Calabasas,

Beautiful curb appeal on this highly desirable split level floor plan in the popular Calabasas neighborhood of Mulwood. Walking distance to all 3 Las Virgenes schools from this central location. Well maintained trees and landscaping welcome you into this comfortable warm home. The main level features a large bright living room with fireplace and slider doors revealing the amazing mountain views from the rear yard. A spacious formal dining room is adjacent, and a warm functional kitchen with granite counters, stainless appliances, tile flooring, newer cabinetry, and cozy breakfast area complete the picture. Down a few stairs we have an enormous family room perfect for entertaining and playing games, with a wet bar, gas fireplace and slider opening to the pool area. Also, 2 secondary bedrooms, a full bath, large laundry room with storage, and access to a super clean 3 car garage!! Upstairs we have 2 additional well maintained good sized secondary bedrooms and a hall bath with stone counter top and 2 sinks. The oversized primary is amazing with a huge walk-in closet, large bathroom with stone counters, and an incredible viewing deck opening to the awesome west facing mountain VIEWS!! The VIEWS are spectacular from this location and are one of the many highlights of this property! The split level yard is an entertainerâ€™s delight as the upper level features a covered patio perfect for outdoor dining, and a grassy lawn area, mature landscaping, and views.



The lower level features a covered patio, a wonderful swimmerâ€™s pool and spa, and concrete decking area for sunning and relaxing. Additional features of this home are: all new dual paned windows and sliders, 10 year new roof, newer AC condenser 2016, water heater, new pool equip/heater 2011, newer sewer line, smooth ceilings, recessed lighting, and auto exterior sun shades. This is a wonderful home, so donâ€™t miss this one!!

Built in 1966

Additional Information

City	Calabasas
County	Los Angeles
Zip	91302
MLS® #	SR23085769
Bedrooms	5
Bathrooms	4
Square Ft	2,923
Lot Size	0.34
Neighborhood	N/A
Levels	Multi/Split
Garages	3
School District	Las Virgenes
HOA Dues	\$

Listing Details

Listing Agent	Jeffrey Gysin
Provided By:	Pinnacle Estate Properties, Inc.

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