

22041 PROVIDENCIA ST.

Woodland Hills, CA 91364 • Premium Upgrades & Features

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Welcome to 22041 Providencia Street. Located in a highly desirable neighborhood South of the Boulevard, this turnkey home has been thoughtfully enhanced by its owners with premium structural and aesthetic upgrades designed for modern living, energy efficiency, and peace of mind.

MAJOR SYSTEMS & INFRASTRUCTURE

Brand New Roof **UPDATED 2026**

A major value addition providing ultimate structural protection, weather-resistance, and long-term worry-free living with a complete newly installed roof.

Newer High-Efficiency HVAC **UPDATED 2023**

Equipped with a premium central air conditioning and heating system installed to deliver ultimate comfort and modern climate control.

Full Copper Plumbing **UPDATED 2015**

Complete peace of mind with the entire residential plumbing system fully upgraded to copper for maximum durability, longevity, and optimal water pressure.

Energy-Efficient Tankless Water Heater **UPDATED 2015**

Enjoy endless hot water on demand while significantly reducing monthly utility footprints with a modern, space-saving tankless system.

Double-Pane Windows Throughout **UPDATED 2015**

All-new double-pane windows installed in every room, offering exceptional thermal insulation, lower energy bills, and a quiet, peaceful interior environment.

INTERIOR RENOVATIONS & DESIGN (ALL COMPLETED 2015)

Original Hardwood Floors

Beautiful, classic original hardwood floors preserved throughout the home to showcase its timeless architectural character.

Updated Kitchen & Bath Renovation

Fully remodeled spaces featuring upgraded custom cabinetry, contemporary fixtures, fresh color palettes, and durable, modern flooring.

Custom Plantation Shutters

Adorned with elegant, custom-fitted plantation shutters throughout the home, offering ultimate control over natural light and privacy.

Modern Recessed Down-Lighting

Clean, custom recessed lighting installed in every room to provide warm, balanced, and energy-efficient illumination.

Mirrored Closet Doors

Polished sliding mirror doors installed in bedrooms to add light, depth, and convenient functionality.

OUTDOOR LIVING & EXTERIOR

Premium Trex Composite Deck **UPDATED 2018**

Low-maintenance, highly durable Trex deck installed in the backyard for effortless outdoor dining, lounging, and entertaining.

Upgraded Cement Driveway **UPDATED 2015**

A clean, robust, and freshly poured concrete driveway that enhances structural integrity and curb appeal.

Private Backyard Oasis **UPDATED 2015**

Lush, mature perimeter landscaping meticulously grown and maintained to provide an incredibly private, natural sanctuary in the backyard.

FINISHED GARAGE & UTILITY SPACE (ALL COMPLETED 2015)

Fully Drywalled & Finished 2-Car Garage

Clean, drywalled, and painted 2-car garage space—perfectly suited for secure parking, a dedicated home gym, workshop, or future conversion.

Dedicated Laundry Area & Utility Sink

Sleek washer and dryer hookups in the garage paired with a heavy-duty utility/wash sink for maximum convenience.

For private showings and inquiries, contact **Michael Recinos** at Sync Brokerage.

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Information deemed reliable but not guaranteed. Buyers to verify all facts.