

# **\$2,195,000 - 13606 Oak Canyon Avenue, Sherman Oaks**

MLS® #225002305

**\$2,195,000**

3 Bedroom, 3.00 Bathroom, 2,688 sqft

Residential on 0 Acres

N/A, Sherman Oaks,

Charming Mid-Century Home in Coveted Sherman Oaks Neighborhood. Nestled in a serene, highly sought-after neighborhood south of Ventura Boulevard, this beautiful single-story mid-century home offers a versatile floor plan perfect for various lifestyles.

Boasting 3 or 4 bedrooms, the property features two spacious primary suites, each with their own full bathroom and potential for an office or additional bedroom. One suite offers private entrances, making it ideal for guests, extended family, or as a dedicated home office. The detached garage, complete with an art studio, presents an opportunity for conversion into an Additional Dwelling Unit (ADU), adding even more possibilities to this already expansive property. Set on a large, private lot surrounded by lush trees, this home is flooded with natural light thanks to expansive windows and multiple skylights. The seamless flow between indoor and outdoor spaces creates a perfect environment for both relaxation and entertaining. With hardwood floors throughout, three large fireplaces, and a tranquil backyard oasis, this home provides a peaceful retreat while still being in close proximity to all the best that Sherman Oaks has to offer. This property offers endless potential to suit your personal lifestyle and is not to be missed!



Built in 1949

## **Essential Information**

MLS® #	225002305
Price	\$2,195,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,688
Acres	0.32
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Ellen Bendavid
Listing Office	Pinnacle Estate Properties, Inc.

## Community Information

Address	13606 Oak Canyon Avenue
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91423

## Amenities

Parking Spaces	4
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
Security	Security Lights, Smoke Detector(s)

## Exterior

Lot Description	Back Yard, Corner Lot, Irregular Lot, Landscaped, Lawn, Sprinklers In Rear, Yard
Windows	Skylight(s)
Foundation	Raised

## Interior

Interior	Stone
Interior Features	Built-in Features, Crown Molding, Separate/Formal Dining Room, High

Ceilings, Recessed Lighting, Main Level Primary, Walk-In Closet(s), Beamed Ceilings, Brick Walls, Multiple Primary Suites, Primary Suite, Track Lighting	
Appliances	Dishwasher, Refrigerator, Gas Cooking
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Den, Dining Room, Library, Raised Hearth, Wood Burning
# of Stories	1
Stories	One

## Additional Information

Date Listed	May 9th, 2025
Days on Market	27
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 24th, 2026 at 5:15am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.