

# \$1,295,000 - 13024 Magnolia Boulevard, Sherman Oaks

MLS® #24471979

**\$1,295,000**

3 Bedroom, 2.00 Bathroom, 1,620 sqft

Residential on 0 Acres

N/A, Sherman Oaks,

This wonderful home is the work of prolific mid Century developer and architect William Mellenthin, one of his 3,000 designs often described as "The birdhouse ranch" style house. With its iconic dovecote built prominently into the roof, the decorative shiplap siding and floor to ceiling picture window in the living room, this home has withstood its original charm. Lovingly maintained by the same owner since 1973. With 3 bedrooms, 2 bathrooms, and a Den/Office, this home is full of potential with easy access to the best of the city. While situated on a busier street, the property maintains a sense of privacy, with a front yard buffer that offers a peaceful retreat and easy driveway access. Inside, a spacious hallway leads to the living room, where oversized windows frame views of the serene backyard, complete with fruit trees, a grassy lawn, and a sparkling pool. Living room floor plan allows for the perfect area for a formal dining that comfortably sits 6 people. To the left of the entry, you'll find two cozy bedrooms, with the primary bathroom in between the two. To the right, the Den, with its warm wood paneling and fireplace, could easily serve as a fourth bedroom or office with its "hidden" closet blending with the wood paneling. Beyond the Den, a flexible bonus room with direct garage access provides a great option for a studio, guest room, or home office. The primary bedroom feels like a private retreat, overlooking the backyard with glimpses of the



lush orange tree and pool. Featuring two closets and direct access to a covered patio, this space offers both comfort and convenience. The second bedroom has a window overlooking the front yard, light and airy with pitched ceiling and good size closet space. The kitchen, while modest, has plenty of cabinet space and retains classic Mid-Century details, adding character and functionality. Outside, the backyard is designed for relaxation and entertaining, with mature lemon and orange trees, a grassy lawn, and a private pool, creating a perfect sanctuary for outdoor living. The attached garage offers plenty of storage space and houses the washer and dryer. The home has retained much of its original charm, including vintage windows, while also benefiting from upgrades such as dual-pane windows, a newer pool pump, an updated electrical system, main wasteline replaced in 2012. It's important to mention the property has plenty of room for extra storage to add on each side of the building. While there are a few areas with older carpet, wallpaper or tile, these are simple fixes, offering a great opportunity to add your personal touch. In a neighborhood where many homes have embraced modern trends, this property stands out with its timeless Mid-Century design. Conveniently located just blocks from Ralphs, Walgreens, Whole Foods, and a variety of dining, shopping, and entertainment options, this home offers both comfort and prime access to the best Sherman Oaks has to offer. With so much potential and an unbeatable location, this home is not just a place to live, it's an investment. Don't miss out on this opportunity to own a piece of Sherman Oaks with timeless style and endless possibilities.

Built in 1953

## Essential Information

MLS® #	24471979
Price	\$1,295,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,620
Acres	0.18
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Antonia Pennington
Listing Office	Compass

## Community Information

Address	13024 Magnolia Boulevard
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91423

## Amenities

Parking Spaces	2
Parking	Garage, Concrete, Door-Multi, Driveway
Garages	Garage, Concrete, Door-Multi, Driveway
Has Pool	Yes
Pool	Filtered, In Ground
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Brick, Lap Siding, Wood Siding
Exterior Features	Rain Gutters
Lot Description	Front Yard
Windows	Double Pane Windows
Roof	Composition, Shingle
Construction	Brick, Lap Siding, Wood Siding
Foundation	Raised

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Separate/Formal Dining Room, Ceiling Fan(s), Eat-in Kitchen
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Oven, Range, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Den, Gas, Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	December 15th, 2024
Days on Market	9
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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