

\$1,599,000 - 5035 Greenbush Avenue, Sherman Oaks

MLS® #25478393

\$1,599,000

4 Bedroom, 3.00 Bathroom, 2,097 sqft

Residential on 0 Acres

N/A, Sherman Oaks,

Hey there, future homeowner, I'm me, 5035 Greenbush Ave in Sherman Oaks, your California bungalow dreamboat with charm, personality, and a serious glow-up since my birth year of 1950. Don't let the age fool you. I've been remodeled to the nines, and I'm ready to strut my hardwood and tile floors for the right family. Spoiler alert: That's probably you. Step right through my front door (main level, of course) into my open floor plan living room. Notice the crown moldings up top and recessed lighting that make me look like I've always got the perfect Instagram filter on. And let's not forget those ceiling fans - functional and fabulous. Wander into my kitchen, and you'll think you've stepped onto a cooking show set. Stainless steel appliances, a range hood that screams "gourmet," a microwave that'll nuke your leftovers in style, and a large island that's basically begging for a charcuterie spread. Julia Child would be jealous. When it's time to freshen up, I've got three bathrooms so spa-like you'll forget about that pricey gym membership. Dual vanities, a steam shower with a rain head, a bench for dramatic sit-downs; it's basically a vacation without the TSA lines. At 2,097 square feet, I'm spacious, open, and filled with double-paned windows to keep things cool, quiet, and energy-efficient. Laundry? It's inside, with extra storage for all those detergent pods you keep swearing you'll organize. Step outside, and my 7,055-square-foot lot doesn't disappoint. Designed front and back yards with a bubbling



fountain that's more soothing than a meditation app, gated remote entry for that extra VIP vibe, and a detached guest house for your in-laws or your college buddy who still "crashes" for months at a time. Plus, my two-car garage and roomy driveway are ready to house your shiny vehicles. Located in an up-and-coming Van Nuys neighborhood, I'm surrounded by fun neighbors like The Japanese Garden, Sepulveda Basin Recreation Area, and Woodley Park. Hungry? Mercado Buenos Aires will hit the spot with its empanadas. Want to nerd out? Check out Van Nuys Airport's Public Observation Area. This unique opportunity won't last long (because, frankly, I'm irresistible). Call your agent, schedule a viewing, or swing by an Open House. I'm looking for my perfect match. Is it you? Love and curb appeal, 5035 Greenbush Ave. PS: After our first open house and showings on 1/25, I have OODLES of suitors, so I'd love offers in by Thursday 1/30/25 at 12 pm PT. Thank you!

Built in 1950

Essential Information

MLS® #	25478393
Price	\$1,599,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Square Footage	2,097
Acres	0.17
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Erik Brown
Listing Office	Compass

Community Information

Address	5035 Greenbush Avenue
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91423

Amenities

Utilities	Overhead Utilities
Parking Spaces	2
Parking	Garage, Controlled Entrance, Door-Multi, Driveway, Private, Side By Side
# of Garages	2
Garages	Garage, Controlled Entrance, Door-Multi, Driveway, Private, Side By Side
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Gated Community

Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot
Windows	Double Pane Windows
Construction	Stucco

Interior

Interior	Wood
Interior Features	Ceiling Fan(s), Crown Molding, Open Floorplan, Recessed Lighting, Separate/Formal Dining Room
Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Washer
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air, Gas
Fireplace	Yes
Fireplaces	Gas
# of Stories	1
Stories	One

Additional Information

Date Listed	January 23rd, 2025
Days on Market	13
Zoning	LAR1
Short Sale	N

RE / Bank Owned N

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