

# **\$1,199,000 - 4814 Lemona Avenue, Sherman Oaks**

MLS® #25483287

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**\$1,199,000**

2 Bedroom, 2.00 Bathroom, 1,096 sqft  
Residential on 0 Acres

N/A, Sherman Oaks,

\* \* Court Confirmation is set for 6/24/2025 at 8:30 AM in Probate Department 44 at 111 North Hill Street, Los Angeles, CA 90012. The minimum overbid shall be \$1,281,500.

Qualified overbidders must bring a cashier's check for 10% of the total purchase price made payable to the "Estate of Jeffrey Daniel Ballard" along with proof of funds and entity documents, if applicable\* \* Discover this charming and beautifully maintained home in a prime Sherman Oaks. Offering a seamless blend of comfort, style, and functionality. The inviting curb appeal welcomes you with lush landscaping, a classic red front door, and brick accents that exude warmth and character.

Step inside to a quaint living room with abundant natural light, and elegant finishes throughout. There is a cozy den with a fireplace perfect for watching movies or reading books. The thoughtfully designed floor plan includes a generous primary suite with a connected private lounge, a robust walk in closet and an en-suite bath featuring dual vanities, a luxurious soaking tub, and a separate walk-in shower. The cheerful kitchen boasts custom cabinetry, tiled countertops, and an adjacent dining area, perfect for gatherings. The backyard is an entertainer's dream, featuring an expansive brick patio, an outdoor built-in BBQ, hot tub, and multiple seating areas surrounded by lush greenery for privacy. A detached garage has been converted to a guest suite, complete with a kitchenette, bathroom, and living space, offers



endless possibilities as an office, studio, or rental opportunity. Nestled in a perfect Sherman Oaks pocket near shopping and dining, and major freeways, this home combines timeless charm with modern convenience. Don't miss the opportunity to make this stunning property your own!

Built in 1939

**Essential Information**

MLS® #	25483287
Price	\$1,199,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,096
Acres	0.16
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Andrew Brody
Listing Office	Equity Union

**Community Information**

Address	4814 Lemona Avenue
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91403

**Amenities**

Parking Spaces	2
Parking	Driveway
Garages	Driveway
View	None

Pool	None
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## Interior

Interior	Carpet, Wood
Interior Features	Walk-In Closet(s), Ceiling Fan(s)
Appliances	Disposal, Refrigerator, Barbecue, Dishwasher
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Den
# of Stories	1
Stories	One

## Additional Information

Date Listed	March 20th, 2025
Days on Market	12
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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