

# **\$3,195,000 - 13477 Contour Drive, Sherman Oaks**

MLS® #25488381

**\$3,195,000**

4 Bedroom, 4.00 Bathroom, 3,792 sqft

Residential on 0 Acres

N/A, Sherman Oaks,

Welcome to this breathtaking and one of kind 4-bedroom, 3.5-bathroom home located in the prestigious neighborhood of Sherman Oaks, south of the boulevard. Set on a quiet street, this gated property offers privacy and security.

It evokes tranquility and seclusion yet is in such close proximity to the boulevard.

Serenity envelopes you as you enter this home, which boasts an open and airy layout.

The floor plan includes family room and a formal dining room, and additional den downstairs, an inviting living room with a cozy fireplace, and a formal dining room--all designed with modern Asian aesthetics. All of these rooms have large windows that allow you to take in the greenery of the backyard landscape. There is a chef's kitchen that flows through French doors to a balcony, where you can dine al fresco and gaze at the awe-inspiring mountain views. The outdoor area is an entertainer's dream, where you can host memorable events and features a sport court, a sparkling pool with solar heating, and a built in BBQ area. A quiet Zen garden with the colors of nature, is tucked away on the side of the house for a moment of mediation or a quick escape. The master bedroom windows open to view the Zen garden and awakens you each morning feeling peaceful. Adding to the appeal of this home is a separate charming guest studio to offer your guests privacy and comfort. The space is large enough to sleep four people, complete with its own bathroom with steam shower and a kitchenette. This



studio can also be utilized as a home office. Other notable features include solar panels and a 2-car garage with plenty of storage space.

Built in 1939

## Essential Information

MLS® #	25488381
Price	\$3,195,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,792
Acres	0.23
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Jackie Feldmar-cohenca
Listing Office	Nicholas Property Group

## Community Information

Address	13477 Contour Drive
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91423

## Amenities

Parking Spaces	2
Parking	Door-Multi, Driveway, Garage, Gated
# of Garages	2
Garages	Door-Multi, Driveway, Garage, Gated
View	Mountain(s), Park/Greenbelt
Has Pool	Yes

Pool Heated, In Ground, Private, Solar Heat

## Interior

Interior	Bamboo, Carpet, Wood
Interior Features	Walk-In Closet(s)
Appliances	Barbecue, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Vented Exhaust Fan, Washer
Heating	Central, Solar
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

## Additional Information

Date Listed	January 23rd, 2025
Days on Market	291
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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