

# **\$2,595,000 - 3939 Dixie Canyon Avenue, Sherman Oaks**

MLS® #25493641

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## **\$2,595,000**

4 Bedroom, 4.00 Bathroom, 3,016 sqft

Residential on 0 Acres

N/A, Sherman Oaks,

Presenting an exceedingly charming, 2-story English Country Traditional sited on a quarter acre lot with pool, South of Valley Vista, on one of the most sought after streets in prime Sherman Oaks. An idyllic, picturesque tree lined lane and wonderful place to call home! The sunlit, flexible floor plan features approximately 3,000 sq.ft. of interior living space with a large living room, fireplace, wood floors, and two sets of French doors that lead out to an expansive backyard. A formal dining room, kitchen, large den/family room (or 4th bedroom), and powder room round out the main level. Upstairs is the primary suite with a dressing area, walk-in closet, and full bathroom. Two additional bedrooms, one en-suite, plus an additional bath complete the second floor. The expansive backyard features a covered patio with lots of room for entertaining, plenty of green space, a sparkling pool, towering trees, and oversized, detached 2-car garage offering a myriad of possibilities. Here is a rare and valued opportunity to put your touches on a wonderful residence located in the coveted Dixie Canyon Community Charter School District and just moments from Harvard Westlake, The Buckley School, and the chic shopping and dining district along famed Ventura Blvd. Welcome!

Built in 1940

## **Essential Information**



|                |                                |
|----------------|--------------------------------|
| MLS® #         | 25493641                       |
| Price          | \$2,595,000                    |
| Bedrooms       | 4                              |
| Bathrooms      | 4.00                           |
| Full Baths     | 1                              |
| Half Baths     | 1                              |
| Square Footage | 3,016                          |
| Acres          | 0.24                           |
| Year Built     | 1940                           |
| Type           | Residential                    |
| Sub-Type       | Single Family Residence        |
| Status         | Closed                         |
| Listing Agent  | Michael J. Okun                |
| Listing Office | Sotheby's International Realty |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 3939 Dixie Canyon Avenue |
| Area        | SO - Sherman Oaks        |
| Subdivision | N/A                      |
| City        | Sherman Oaks             |
| County      | Los Angeles              |
| Zip Code    | 91423                    |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 2                             |
| Parking        | Garage, Door-Multi, Oversized |
| # of Garages   | 2                             |
| Garages        | Garage, Door-Multi, Oversized |
| View           | Pool                          |
| Has Pool       | Yes                           |
| Pool           | In Ground                     |

### Interior

|                   |   |
|-------------------|---|
| Interior          | Wood  |
| Interior Features | Walk-In Closet(s)                             |
| Appliances        | Dishwasher, Microwave, Refrigerator, Disposal |
| Heating           | Central                                       |
| Cooling           | Central Air                                   |
| Fireplace         | Yes   |

|              |             |
|--------------|-------------|
| Fireplaces   | Family Room |
| # of Stories | 2           |
| Stories      | Two         |

### **School Information**

|          |                     |
|----------|---------------------|
| District | Los Angeles Unified |
|----------|---------------------|

### **Additional Information**

|                 |                     |
|-----------------|---------------------|
| Date Listed     | February 10th, 2025 |
| Days on Market  | 4                   |
| Zoning          | LAR1                |
| Short Sale      | N                   |
| RE / Bank Owned | N                   |

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