

# \$789,000 - 5245 Coldwater Canyon Avenue # C, Sherman Oaks

MLS® #25496447

**\$789,000**

3 Bedroom, 3.00 Bathroom, 1,620 sqft

Residential on 2 Acres

N/A, Sherman Oaks,

Welcome to this beautifully updated 3-bed, 3-bath townhouse offering 1,620 sqft of spacious living in prime Sherman Oaks. This wonderful townhome features a recently remodeled kitchen and updated bathrooms, with modern finishes throughout. The open floor plan is perfect for entertaining, with an expansive living room complete with a cozy fireplace and a formal dining area. Enjoy the natural light pouring into this bright unit and step outside to the charming outdoor patio. Two of the generously sized bedrooms boast en-suite bathrooms, including the massive primary suite which includes a luxurious full bath and a custom, oversized walk-in closet. There is a bedroom on the main floor with a remodeled full bath, perfect for guests or as an in-law suite. For added convenience, you have a private formal entry and an oversized 2-car garage with plenty of storage space. Additional highlights include fresh paint throughout, a community pool and spa, recreation room, and a lush grassy lawn. Low HOA fees and Earthquake insurance included. Located within walking distance to shopping, restaurants, houses of worship, and more, with easy access to the 101 and 170 freeways. Don't miss this opportunity to make this stylish, move-in-ready home yours! (The home has been virtually staged)



Built in 1975

## Essential Information

MLS® #	25496447
Price	\$789,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,620
Acres	2.33
Year Built	1975
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	David Rindenow
Listing Office	Equity Union

## Community Information

Address	5245 Coldwater Canyon Avenue # C
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91401

## Amenities

Amenities	Clubhouse, Pool, Meeting Room
Parking Spaces	2
Parking	Door-Multi, Garage
# of Garages	2
Garages	Door-Multi, Garage
View	City Lights
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s)

## Exterior

Exterior	Stucco
Windows	Double Pane Windows
Construction	Stucco

## Interior

Interior	Laminate, Tile
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	February 10th, 2025
Days on Market	8
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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