

# \$2,549,000 - 3610 Stone Canyon Avenue, Sherman Oaks

MLS® #25512201

## \$2,549,000

4 Bedroom, 3.00 Bathroom, 2,500 sqft  
Residential on 1 Acres

N/A, Sherman Oaks,

Extensively renovated Traditional on an expansive 3/4 acre lot with incredible flat yard and remarkable privacy. Grand double door entry leads you to a two-story foyer with custom floor to ceiling wall paneling and dramatic staircase. Open plan includes a bright living room with double sided fireplace to the dining room, canyon views and access to the yard. A true chef's kitchen featuring integrated built-in appliances, 10 foot quartz island with waterfall edges, custom cabinets with Rejuvenation hardware, custom hood, pot filler, and Circa lighting. The adjacent family room has custom built-ins and a large window out to the rear patio. Wide plank European oak flooring, Lutron Smart Lighting throughout, newer plumbing, electrical, highest efficiency HVAC, roof, LED lighting, tankless hot water heater, floors, doors and windows, and custom millwork. Renovated powder room with an additional French door to the outside.

Mudroom with direct access to the garage which has been outfitted with an additional storage system. Upstairs is the huge primary suite complete with 3 closets (two walk-ins) and en-suite bath with double vanity and large shower. Three guest bedrooms with hillside views and an additional guest bath also upstairs. Whole house audio with indoor and outdoor speakers and state of the art security system with 8 cameras and alarm. Outside is the breathtaking, enormous and extremely private flat grassy yard with mature trees, landscape lighting, perfect for large parties or



intimate gatherings. Quietly situated on an exclusive strip of Stone Canyon but just moments from Ventura Blvd and the best schools the valley has to offer.

Built in 1963

### Essential Information

MLS® #	25512201
Price	\$2,549,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,500
Acres	0.75
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Caroline Lewis
Listing Office	Douglas Elliman

### Community Information

Address	3610 Stone Canyon Avenue
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91403

### Amenities

Parking Spaces	2
Parking	Door-Multi, Direct Access, Garage
Garages	Door-Multi, Direct Access, Garage
View	Canyon, Hills

### Interior

Interior	Wood
Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Dining Room, Living Room
# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	March 16th, 2025
Days on Market	46
Zoning	LARE15
Short Sale	N
RE / Bank Owned	N

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