

\$599,000 - 15207 Magnolia Boulevard # 212, Sherman Oaks

MLS® #25513761

\$599,000

2 Bedroom, 1.00 Bathroom, 978 sqft

Residential on 2 Acres

N/A, Sherman Oaks,

Welcome home to this light, bright, airy upper unit condo, located in the heart of one of L.A.'s most desirable neighborhoods - Sherman Oaks. This stunningly upgraded unit boasts 2 large bedrooms and one bath of spacious living area that oozes with charm and delight that makes you feel like you are living in a chic retreat. Open the door to an open concept floor plan where you are instantly greeted by handsome maple ash floors throughout.

Updated kitchen is a chef's dream: upgraded with stainless steel appliances and brand new white, quartz countertops complete with plenty of cabinets for storage. Warm up to a cozy fireplace and nestle into your expansive living room perfect for TV watching, reading, or hanging. Warm, natural light abounds and pours in through large windows. Sliding doors open to a private balcony and a world of your own, overlooking the serene picture-esque pool, where you can sip your morning coffee, read your favorite book, and take in the day. Large primary bedroom boasts 8 foot ceilings and spacious closets. Side-by-side washer/dryer conveniently located in its own separate closet. Second bedroom with additional floor-to-ceiling closets makes for a perfect guest bedroom or work from home space. Over \$35k worth of recent upgrades including: new floors, countertops, light fixtures, dishwasher, closets, toilet, thermostat. Amenities include pool, hot tub, tennis courts, pickle ball courts, dog park, and two tandem subterranean assigned parking spaces with



storage unit. Close proximity to the best of Ventura Blvd and mere moments away from some of the best restaurants, cafes, shopping, including Whole Foods, Trader Joe's, The Galleria, Westfield Shopping Mall, Hazeltine Park... this is the one you have been waiting for!

Built in 1978

Essential Information

MLS® #	25513761
Price	\$599,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	978
Acres	1.74
Year Built	1978
Type	Residential
Sub-Type	Condominium
Style	Contemporary
Status	Closed
Listing Agent	Conrad Allan
Listing Office	Compass

Community Information

Address	15207 Magnolia Boulevard # 212
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91403

Amenities

Amenities	Maintenance Grounds, Pool, Pet Restrictions, Trash, Cable TV, Controlled Access, Recreation Room, Spa/Hot Tub, Tennis Court(s)
Parking Spaces	2
Parking	Garage, Assigned, Community Structure, Tandem

Garages	Garage, Assigned, Community Structure, Tandem
View	Mountain(s)
Has Pool	Yes
Pool	Association, In Ground
Security	Key Card Entry

Interior

Interior	Laminate
Appliances	Dryer, Washer, Dishwasher, Disposal, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Decorative, Gas
# of Stories	2
Stories	One

Additional Information

Date Listed	March 20th, 2025
Days on Market	11
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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