

# \$1,595,000 - 13384 Contour Drive, Sherman Oaks

MLS® #25517489

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## \$1,595,000

3 Bedroom, 2.00 Bathroom, 1,744 sqft  
Residential on 0 Acres

N/A, Sherman Oaks,

Nestled on a tranquil hill street and surrounded by majestic trees, this lovely East Coast-style traditional offers the perfect blend of warmth and elegance. With three inviting bedrooms, including the bright and airy primary suite, this home is designed for comfort and style. A cozy den/office with a fireplace provides a perfect retreat, while the charming kitchen opens to a sprawling terraced backyard -- an entertainer's dream, featuring orchids, jacaranda, lemon and persimmon trees - ideal for al fresco dining or relaxing in the serene surroundings. A standout feature is the dedicated home office with its own private entrance, plus a large adjacent area that offers endless possibilities -- convert it into an additional bedroom/bath, or any creative space to suit your needs. Conveniently located near top-rated schools and just moments from the vibrant shopping and dining scene along Ventura Blvd, this is a rare opportunity you won't want to miss!



Built in 1925

## Essential Information

MLS® #	25517489
Price	\$1,595,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,744

Acres	0.18
Year Built	1925
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Paul Margolis
Listing Office	Rodeo Realty

### **Community Information**

Address	13384 Contour Drive
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91423

### **Amenities**

Parking Spaces	1
Parking	Door-Single, Driveway, Garage
Garages	Door-Single, Driveway, Garage
View	Trees/Woods
Pool	None

### **Interior**

Interior	Wood, Tile
Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Dryer, Washer, Disposal, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Den
# of Stories	1
Stories	Multi/Split

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	97
Zoning	LAR1

Short Sale                N

RE / Bank Owned      N

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