

# **\$405,000 - 15155 Sherman Way # 5, Van Nuys**

MLS® #25517527

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## **\$405,000**

1 Bedroom, 2.00 Bathroom, 882 sqft  
Residential on 3 Acres

N/A, Van Nuys,

Discover the best value in town! This spacious, contemporary condo is tucked away in a well-maintained, quiet community perfectly located near shopping centers with quick and easy freeway access. As a desirable corner unit, it shares only one wall (on the living room side), offering extra privacy and peace. Inside you'll find an open and inviting floor plan, complete with a brand-new oven/range and a new HVAC system installed in Fall 2024 giving you comfort and efficiency from day one.

There's also a large den, ideal for a private home office, family room, or even a potential second bedroom to fit your lifestyle needs. For added convenience, a powder room is located in the hallway, perfect for guests. The primary bedroom offers plenty of closet space and direct access to an ensuite bathroom with an enclosed bathtub. Whether you're a first-time buyer, downsizing, or looking for an excellent investment, this condo is the perfect opportunity to turn your real estate goals into reality. Additional features include two assigned side-by-side parking spaces just steps from your front door in a secure, gated community. You'll also enjoy resort-style amenities such as a pool, spa, and BBQ area, plus ample guest parking for friends and family. The HOA covers water, trash, sewer, and earthquake insurance adding even more value and peace of mind. Don't miss out on this fantastic opportunity!



Built in 1979

## Essential Information

MLS® #	25517527
Price	\$405,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	882
Acres	2.80
Year Built	1979
Type	Residential
Sub-Type	Condominium
Style	Contemporary
Status	Closed
Listing Agent	Dyonte Griffin
Listing Office	Epique Realty

## Community Information

Address	15155 Sherman Way # 5
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91405

## Amenities

Amenities	Controlled Access, Pool, Sauna
Parking Spaces	2
Parking	Community Structure
Garages	Community Structure
View	None
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Interior

Interior	Wood
Interior Features	Breakfast Area
Appliances	Dishwasher, Dryer, Gas Oven, Microwave, Range, Refrigerator, Washer

Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
Stories	One

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	26
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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