

\$1,579,000 - 14691 Valley Vista Boulevard, Sherman Oaks

MLS® #25526577

\$1,579,000

4 Bedroom, 3.00 Bathroom, 2,011 sqft

Residential on 0 Acres

PRIME SHERMAN OAKS SOUTH, Sherman Oaks,

C.1933: Trust Sale / No Court. Not on market in 50+ years. California cottage / ranch located well south of Ventura Bl in one of Sherman Oaks most coveted neighborhoods. Beautifully shaded by majestic pine, kindly facing west w front door access on Sespe Ave. and resting at the entrance of rare triple cul de sac.

Shingle style exterior, mature landscaping and wide front porch welcome your approach.

Inside, natural light illuminates sensational living room w high beamed ceiling and fireplace, cozy den (possible 4th br in main home) w built ins, tiled counter kitchen w sweet breakfast area, formal dining room, two ample sized secondary bedrooms w central full bath and a spacious primary bedroom w en suite bath, most all with period wood floors and original patina throughout. Rear porch accessed via primary, kitchen and dining room leads to spectacular permitted guest / office space w high pitched ceiling and bath.

Separate and directly underneath, generous (approx. 21' x 21') open-air covered patio w brick fireplace / cook area and adjacent, an additional separate two-car garage (potential ADU?) at rear of the expansive nearly 8000sqft corner lot. Large grass yards front and back, Westside close, moments from necessity shopping / fine dining options and close in hiking trails complete this tranquil, inviting property.



Built in 1933

Essential Information

MLS® #	25526577
Price	\$1,579,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,011
Acres	0.18
Year Built	1933
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Keith J. Fisher
Listing Office	Berkshire Hathaway HomeServices California Properties

Community Information

Address	14691 Valley Vista Boulevard
Area	SO - Sherman Oaks
Subdivision	PRIME SHERMAN OAKS SOUTH
City	Sherman Oaks
County	Los Angeles
Zip Code	91403

Amenities

Parking Spaces	2
Parking	Driveway, Garage, Door-Multi, Private, Side By Side
# of Garages	2
Garages	Driveway, Garage, Door-Multi, Private, Side By Side
Pool	None

Exterior

Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Composition, Shingle
Foundation	Raised

Interior

Interior	Carpet, Wood
Interior Features	See Remarks

Appliances	Disposal
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

Additional Information

Date Listed	June 6th, 2025
Days on Market	40
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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