

\$4,000 - 13308 Valleyheart Drive # 207, Sherman Oaks

MLS® #25528165

\$4,000

3 Bedroom, 2.00 Bathroom, 1,630 sqft
Residential Lease on 0 Acres

N/A, Sherman Oaks,

Welcome to The Montecito in Prime Sherman Oaks! This Luxury Courtyard style condominium building was built in 2014 but evokes the charm & character of Spanish Colonial Architecture and California easy living. This nicely elevated 2nd floor rear corner unit faces southwest and gets great natural light. This spacious 3 bedroom, 2 bathroom one level condo feels like a house with 1,670 square feet. Upon entering the building, you are greeted by a lush courtyard and fountain. Once inside the unit, there is a sizable foyer that leads to a huge open living space w/ kitchen, dining, and living room all flowing beautifully to a large balcony where you can watch the sunset and experience views of the mountains and trees. The gourmet cook's kitchen has stainless steel appliances, granite counter-tops, tile backsplash, and great storage. The primary bedroom suite has 2 closets, a huge bathroom with soaking tub, large separate shower, dual sinks, and lots of counter space. There are 2 more good sized bedrooms that share a hallway bathroom. The unit features hardwood floors, fireplace, tankless water heater, central air-conditioning, laundry inside, recessed lighting, dual paned windows, plantation shutters, and lots of charm. The excellently maintained building has only 26 units and features guest parking, controlled access, elevator, gym, and parking for 2 cars (tandem) with your own EV charger. Incredible location steps from Ventura Blvd, Erewhon Market, Whole Foods, Casa Vega,



Beeman & Moorpark Parks, Studio City Library, The Farmers Market, Sugarfish, and countless amazing restaurants, shops, grocery stores, boutiques, and cafe's. Located in the prestigious Dixie Canyon Elementary Boundary (check with LAUSD) and also super close to St. Francis De Sales School, Harvard Westlake, Buckley, Campbell Hall, Notre Dame, and countless other top notch schools. 1 year minimum lease. No Pets. Available in May.

Built in 2014

Essential Information

| | |
|----------------|-------------------|
| MLS® # | 25528165 |
| Price | \$4,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,630 |
| Acres | 0.44 |
| Year Built | 2014 |
| Type | Residential Lease |
| Sub-Type | Condominium |
| Style | Spanish |
| Status | Closed |
| Listing Agent | Jimmy Martinez |
| Listing Office | Compass |

Community Information

| | |
|-------------|-------------------------------|
| Address | 13308 Valleyheart Drive # 207 |
| Area | SO - Sherman Oaks |
| Subdivision | N/A |
| City | Sherman Oaks |
| County | Los Angeles |
| Zip Code | 91423 |

Amenities

| | |
|-----------|-------------------|
| Amenities | Controlled Access |
|-----------|-------------------|

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Assigned, Garage, Guest, Tandem, Private |
| # of Garages | 2 |
| Garages | Assigned, Garage, Guest, Tandem, Private |
| View | Hills, Mountain(s) |
| Pool | None |

Interior

| | |
|-------------------|--|
| Interior | Wood |
| Interior Features | Walk-In Closet(s) |
| Appliances | Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Electric, Living Room |
| # of Stories | 4 |
| Stories | One |

Additional Information

| | |
|-----------------|------------------|
| Date Listed | April 21st, 2025 |
| Days on Market | 14 |
| Zoning | LAR3 |
| Short Sale | N |
| RE / Bank Owned | N |

Based on information from California Regional Multiple Listing Service, Inc. as of December 28th, 2025 at 8:56pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.