

\$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
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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

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