

# **\$3,385,000 - 4946 Sunnyslope Avenue, Sherman Oaks**

MLS® #25529743

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## **\$3,385,000**

5 Bedroom, 6.00 Bathroom, 3,751 sqft

Residential on 0 Acres

N/A, Sherman Oaks,

New Construction! Modern Contemporary Reflects The Way We Live Now. Gorgeous 5 bed & 4.5 bath Main House plus detached Pool Cabana with Solar! Pull into the gated driveway to your stunning new home with combination stucco and Natural stone facade with vertical wooden garage door that matches the oversized front entrance. Open plan flows with sophisticated aesthetic, sleek built-ins, engineered hardwood floors, unique layers of lighting and large windows throughout. The kitchen is a fusion of style and function with a muted palette, sleek paneled appliances, two side-by-side full refrigerator/freezers, island seating and Italian limestone-like porcelain countertops. This culinary space opens to the living room with stunning linear fireplace flanked on Butterchino Marble and glass wall opening to patio. Impress your guests with the formal dining room and glass/stone wine grotto. Office/bed + private full bath, powder room, mud room off oversized garage with EV wiring complete the 1st floor. Upstairs you will find the other 4 bedrooms, built-in hallway cabinetry, and roomy laundry room. The 5-star Master Suite is one not to miss with vaulted and beamed ceiling, huge built-out walk-in closet, paneled walls, and terrace balcony overlooking the pool with hill views. The master bath was created for relaxation with oval tub looking out through picture window, double head glass shower, Toto toilet and dual vanity. Another en-suite bed and bath over looks the front of the house, while



bedrooms 3 and 4 upstairs share fabulous family bathroom. Venture outside to your very own private oasis featuring a pool and spa with waterfall, grassy area to play, pool cabana with shower room, covered patio and bar/BBQ kitchen, and Solar Panels. This home shows off in more ways than one; you must see it to take it all in! Set on spacious 7200 sq. ft. lot near Notre Dame High School. Easy freeway access yet tucked into a quiet neighborhood. We are ready to welcome you home!!!

Built in 2024

**Essential Information**

MLS® #	25529743
Price	\$3,385,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,751
Acres	0.17
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Kristin Neithercut
Listing Office	Compass

**Community Information**

Address	4946 Sunnyslope Avenue
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91423

**Amenities**

Parking Spaces	4
Parking	Concrete, Door-Multi, Direct Access, Driveway, Garage, Gated
# of Garages	2
Garages	Concrete, Door-Multi, Direct Access, Driveway, Garage, Gated
View	Pool, Trees/Woods
Has Pool	Yes
Pool	Heated, In Ground, Waterfall
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Sprinkler System, Gated Community

## Exterior

Exterior	Stucco, Stone
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Yard, Rectangular Lot
Windows	Double Pane Windows
Roof	Composition, Shingle, Metal
Construction	Stucco, Stone
Foundation	Slab

## Interior

Interior	Tile
Interior Features	Separate/Formal Dining Room, High Ceilings, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Wine Cellar
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Vented Exhaust Fan, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Electric
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	April 24th, 2025
Days on Market	54
Zoning	LAR1

Short Sale                    N

RE / Bank Owned        N

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