

# \$2,375,000 - 3527 Alana Drive, Sherman Oaks

MLS® #25560169

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## \$2,375,000

5 Bedroom, 3.00 Bathroom, 3,066 sqft  
Residential on 0 Acres

N/A, Sherman Oaks,

Experience the perfect blend of comfort and convenience in this move-in ready home located in the highly desirable Royal Woods Neighborhood. French doors from the family/dining room, primary bedroom, and office/5th bedroom open to a spacious backyard ideal for entertaining, featuring a large pool, spa, and a built-in BBQ area. Inside, the home boasts a spacious living area featuring custom built-ins and a cozy fireplace, creating the perfect ambiance for relaxation. The kitchen, with granite countertops, stainless steel appliances, a 6-burner Viking range, and a spacious pantry. The attached two-car garage with direct access adds extra convenience to your everyday life. Situated in a prime Sherman Oaks location, with top-rated schools nearby and quick access to major freeways, this home is ideally positioned for both families and commuters. With 5 bedrooms, 3 baths, and energy-efficient solar panels, this home offers the ideal combination of style, comfort, and practicality. Don't miss out on this incredible opportunity!



Built in 1961

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | 25560169    |
| Price     | \$2,375,000 |
| Bedrooms  | 5           |
| Bathrooms | 3.00        |

|                |                         |
|----------------|-------------------------|
| Full Baths     | 3                       |
| Square Footage | 3,066                   |
| Acres          | 0.39                    |
| Year Built     | 1961                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Traditional             |
| Status         | Closed                  |
| Listing Agent  | James Whalen            |
| Listing Office | Compass                 |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3527 Alana Drive  |
| Area        | SO - Sherman Oaks |
| Subdivision | N/A               |
| City        | Sherman Oaks      |
| County      | Los Angeles       |
| Zip Code    | 91403             |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Concrete, Door-Multi, Garage, Side By Side     |
| # of Garages   | 2  |
| Garages        | Concrete, Door-Multi, Garage, Side By Side     |
| View           | None   |
| Has Pool       | Yes  |
| Pool           | In Ground                                      |
| Security       | Carbon Monoxide Detector(s), Smoke Detector(s) |

## Interior

|                   |   |
|-------------------|---|
| Interior          | Tile  |
| Interior Features | Ceiling Fan(s), Walk-In Closet(s)   |
| Appliances        | Barbecue, Dishwasher, Disposal, Microwave, Range, Refrigerator, Warming Drawer, Dryer, Washer |
| Heating           | Central   |
| Fireplace         | Yes   |
| Fireplaces        | Family Room, Living Room  |
| # of Stories      | 2   |
| Stories           | Two   |

**Additional Information**

|                 |                |
|-----------------|----------------|
| Date Listed     | July 2nd, 2025 |
| Days on Market  | 57             |
| Zoning          | LARE15         |
| Short Sale      | N              |
| RE / Bank Owned | N              |

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