

# \$1,405,000 - 4328 Allott Avenue, Sherman Oaks

MLS® #25564813

**\$1,405,000**

3 Bedroom, 3.00 Bathroom, 1,752 sqft

Residential on 0 Acres

N/A, Sherman Oaks,

Step into a 1938 treasure in the heart of Sherman Oaks, a home that blends timeless character with thoughtfully designed, inspiring spaces at every turn. Beyond the concrete paver driveway and inviting front porch lies a sun-soaked living room that flows effortlessly into an open-concept center-island kitchen; a dream for entertainers and culinary artists alike. Butcher block counter seating, custom cabinetry, marble countertops, and a crisp subway tile backsplash frame the farmhouse sink and sleek stainless steel appliances with tasteful balance and style. The dining area extends the kitchen's warm, inviting energy perfect for intimate dinners or lively gatherings. A step-down artist's studio with vaulted beamed ceilings, a white brick fireplace, with its own bath becomes the home's most versatile space. With its own side entrance, it's ideal as a creative retreat, music studio, remote office, or a charming guest suite. Three generously sized bedrooms and two updated bathrooms include a serene primary suite with French doors that open to a lush, landscaped backyard with space to add a pool and fulfill any outdoor vision. The primary bathroom features travertine counters and dual sinks, adding a touch of spa-like comfort. Additional highlights include: central HVAC, newer windows, an attached one-car garage with laundry, and timeless hardwood floors throughout. Just moments from trendy street shopping, workout studios, coffee houses, and beloved local eateries like Le Petit Tois, The



Joint, Sweet Butter, Hank's Bagels, Blvd Steak and more all within the sought-after Dixie Canyon Charter Elementary district. This is city living with soul; a space for inspiration, creation, and celebration.

Built in 1938

## Essential Information

|                |                                |
|----------------|--------------------------------|
| MLS® #         | 25564813                       |
| Price          | \$1,405,000                    |
| Bedrooms       | 3                              |
| Bathrooms      | 3.00                           |
| Full Baths     | 3                              |
| Square Footage | 1,752                          |
| Acres          | 0.13                           |
| Year Built     | 1938                           |
| Type           | Residential                    |
| Sub-Type       | Single Family Residence        |
| Style          | Traditional                    |
| Status         | Closed                         |
| Listing Agent  | Jodi Rubin                     |
| Listing Office | Sotheby's International Realty |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4328 Allott Avenue |
| Area        | SO - Sherman Oaks  |
| Subdivision | N/A                |
| City        | Sherman Oaks       |
| County      | Los Angeles        |
| Zip Code    | 91423              |

## Amenities

|                |          |
|----------------|----------|
| Parking Spaces | 1        |
| Parking        | Driveway |
| Garages        | Driveway |
| View           | None     |
| Pool           | None     |

## Interior

|                   |                           |
|-------------------|---------------------------|
| Interior          | Tile, Wood                |
| Interior Features | Ceiling Fan(s)            |
| Appliances        | Dishwasher, Dryer, Washer |
| Heating           | Central                   |
| Cooling           | Central Air               |
| Fireplace         | Yes                       |
| Fireplaces        | Den                       |
| # of Stories      | 1                         |
| Stories           | One                       |

## School Information

|          |                     |
|----------|---------------------|
| District | Los Angeles Unified |
|----------|---------------------|

## Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | July 14th, 2025 |
| Days on Market  | 46              |
| Zoning          | LAR1            |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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