

# \$5,399,000 - 3949 Dixie Canyon Avenue, Sherman Oaks

MLS® #25564857

**\$5,399,000**

6 Bedroom, 6.00 Bathroom, 4,696 sqft

Residential on 0 Acres

N/A, Sherman Oaks,

Nestled on a coveted, tree-lined street in the heart of Sherman Oaks, just south of Valley Vista, and set back behind mature hedges and gates, this 6 bedroom, 5.5 bath oasis has been seamlessly re-imagined to blend open-plan living with ample space for both entertaining and privacy. Inside, the light-filled great room features vaulted ceilings and two generous living areas, separated by a floating staircase. Custom steel and glass doors provide sightlines to the grassy, park-like landscaped yard and pool. Connected to the spacious living room is an eat-in gourmet kitchen and dining area, complete with an oversized island and a plush built-in banquette perfect for entertaining and gathering. Behind the kitchen is a walk-in pantry, a bonus office space, and a full guest suite with an en-suite bathroom. Across the open floor plan is a generous ground floor wing, including a laundry room, 2 bedrooms, and a third en-suite bedroom that doubles as a second primary, with a large en-suite bathroom opening to the pool. Upstairs, a lofted landing with thoughtfully executed built-in shelves leads to a spacious office with an en-suite bathroom with tree-top views. Across the hall is the primary suite a private retreat with a fireplace, its own office, dual walk-in closets, and a spa-like bathroom with an oversized soaking tub. Outside, the expansive backyard is a private sanctuary, fully enclosed by mature trees and hedges, featuring a sparkling pool and spa, firepit, a



gourmet outdoor kitchen, shower, and a pool bath. A true entertainer's dream, the yard offers multiple covered dining and lounging areas, basketball hoop, and an outdoor movie theater area. With close proximity to the best of Ventura Boulevard's restaurants and shopping, this gem is truly special.

Built in 1936

## Essential Information

MLS® #	25564857
Price	\$5,399,000
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,696
Acres	0.23
Year Built	1936
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jenna Cooper
Listing Office	Compass

## Community Information

Address	3949 Dixie Canyon Avenue
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91423

## Amenities

Parking Spaces	2
Parking	Garage, Door-Multi
Garages	Garage, Door-Multi
Has Pool	Yes

Pool In Ground

## Interior

Interior	Wood
Interior Features	Walk-In Closet(s)
Appliances	Disposal, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## Additional Information

Date Listed	July 14th, 2025
Days on Market	11
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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