

# \$1,200,000 - 3445 Beverly Glen Boulevard, Sherman Oaks

MLS® #25580517

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## \$1,200,000

3 Bedroom, 2.00 Bathroom, 1,800 sqft  
Residential on 0 Acres

N/A, Sherman Oaks,

Discover the hidden possibilities in this 3-bedroom, 2-bathroom California ranch , nestled above the trees on a peaceful, breezy property with valley views. Overflowing with character and original charm, this inviting home offers a rare opportunity for the next owner to create their dream retreat. Enjoy privacy, tranquil views, and a sense of seclusion while still being just minutes from the best of Sherman Oaks. Whether you're an owner-user looking to transform a property into your own personal sanctuary or an investor seeking value in a highly desirable location, this home is brimming with potential. The property is located on a hillside lot spanning 20,880 sq.ft. with approximately 8,000 sq.ft. of flat land and features original wood floors, diamond-paned windows, leased solar panels, and a drought-friendly artificial turf lawn. The location is within the sought-after Roscamare Elementary attendance boundary and provides easy access to Beverly Hills, the Westside, and all that the Valley has to offer.



Built in 1955

## Essential Information

MLS® #	25580517
Price	\$1,200,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1

Square Footage	1,800
Acres	0.48
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Michelle Tepper
Listing Office	Sotheby's International Realty

## Community Information

Address	3445 Beverly Glen Boulevard
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91423

## Amenities

Parking Spaces	3
Parking	Direct Access, Door-Multi, Driveway Down Slope From Street, Garage, Garage Door Opener, Shared Driveway, Uncovered
# of Garages	2
Garages	Direct Access, Door-Multi, Driveway Down Slope From Street, Garage, Garage Door Opener, Shared Driveway, Uncovered
View	Trees/Woods, Valley
Pool	None

## Exterior

Exterior	Wood Siding
Construction	Wood Siding
Foundation	Combination

## Interior

Interior	Wood
Interior Features	Eat-in Kitchen
Appliances	Double Oven, Dishwasher, Refrigerator, Disposal, Gas Range, Range
Heating	Central
Cooling	None

Fireplace	Yes
Fireplaces	Den, Living Room
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	August 19th, 2025
Days on Market	34
Zoning	LARE15
Short Sale	N
RE / Bank Owned	N

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