

# \$1,895,000 - 13521 Magnolia Boulevard, Sherman Oaks

MLS® #25597669

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**\$1,895,000**

4 Bedroom, 3.00 Bathroom, 2,305 sqft  
Residential on 0 Acres

N/A, Sherman Oaks,

Welcome to 13521 Magnolia Blvd, a beautifully updated residence nestled in the heart of highly desirable Sherman Oaks. This inviting home combines timeless charm with contemporary comfort, offering 4 bedrooms and 3 bathroom of a thoughtfully designed living space. Step inside to discover a bright and airy layout featuring gleaming hardwood floors, recessed lighting, and large windows that fill the home with natural light. The spacious living room flows seamlessly into a stylish dining area and an updated kitchen complete with stainless steel appliances, quartz countertops, and custom cabinetry, perfect for both everyday living and entertaining. The serene primary suite offers a peaceful retreat with ample closet space and a private en-suite bathroom. Additional bedrooms are generously sized and ideal for family, guests, or a home office. Outside, enjoy a private backyard oasis with a lush lawn, mature landscaping, and a patio area ideal for outdoor dining and relaxing under the California sun. Located just moments from Ventura Boulevard, top-rated schools, trendy shops, and popular restaurants, this home offers the perfect blend of suburban tranquility and urban convenience. Don't miss the opportunity to make this Sherman Oaks gem your own!

Built in 1950

## Essential Information



|                |                         |
|----------------|-------------------------|
| MLS® #         | 25597669                |
| Price          | \$1,895,000             |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,305                   |
| Acres          | 0.15                    |
| Year Built     | 1950                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Kevin Stewart           |
| Listing Office | The Agency              |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 13521 Magnolia Boulevard |
| Area        | SO - Sherman Oaks        |
| Subdivision | N/A                      |
| City        | Sherman Oaks             |
| County      | Los Angeles              |
| Zip Code    | 91423                    |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Door-Multi, Garage, Gated, Paved, Private |
| Garages        | Door-Multi, Garage, Gated, Paved, Private |
| View           | City Lights, Hills                        |
| Has Pool       | Yes                                       |
| Pool           | In Ground                                 |

### **Interior**

|              |                                     |
|--------------|-------------------------------------|
| Interior     | Tile, Wood                          |
| Appliances   | Dishwasher, Microwave, Refrigerator |
| Heating      | Central, Natural Gas                |
| Cooling      | Central Air, Dual, Electric         |
| Fireplaces   | None                                |
| # of Stories | 1                                   |
| Stories      | One                                 |

**Additional Information**

|                 |                      |
|-----------------|----------------------|
| Date Listed     | September 25th, 2025 |
| Days on Market  | 89                   |
| Zoning          | LAR1                 |
| Short Sale      | N                    |
| RE / Bank Owned | N                    |

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