

\$1,745,000 - 4227 Van Nuys Boulevard, Sherman Oaks

MLS® #25615889

\$1,745,000

4 Bedroom, 4.00 Bathroom, 2,579 sqft
Residential Income on 0 Acres

N/A, Sherman Oaks,

Welcome to this charming and highly versatile property located in the heart of Sherman Oaks, South of the Boulevard. Set on a generous 13,600 sq. ft. lot with a large open yard and a serene, park-like setting, this rare offering presents an exceptional opportunity for end users, investors, or developers. Ideally situated in one of Sherman Oaks most sought-after and walkable neighborhoods, you're just steps from Whole Foods, Pavilions, and a host of popular shops, cafes, and restaurants. The main residence spans approximately 1,800 sq. ft. and features 3 bedrooms and 3 bathrooms, including a primary suite that opens to a lush, expansive patio and backyard. The open-concept layout offers a seamless flow between the living and family rooms, creating an ideal setting for entertaining or everyday living. Adding to the property's flexibility is a detached 1-bedroom ADU of 780 sq. ft., complete with a full kitchen, washer/dryer, and a spacious bedroom perfect for rental income, guest quarters, or multi-generational living. ADU has flexibility in design to be made into a 2 bedroom. This property offers either income potential or for the savvy buyer a beautiful home on a large lot that will hold its value because of the development possibilities. Buyer advised to verify the accuracy of all statements. This is a rare chance to own a unique and expansive property in one of LA's most livable, vibrant communities and commuter accessible. End users, developers, investors will all see the



potential for this centrally located, walkable and park like property.

Built in 1940

Essential Information

MLS® #	25615889
Price	\$1,745,000
Bedrooms	4
Bathrooms	4.00
Square Footage	2,579
Acres	0.31
Year Built	1940
Type	Residential Income
Status	Closed
Listing Agent	Ian Reed
Listing Office	Equity Union

Community Information

Address	4227 Van Nuys Boulevard
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91403

Amenities

Parking Spaces	4
Parking	Attached Carport
Garages	Attached Carport

Interior

Interior	Wood, Laminate
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Washer
Heating	Central
# of Stories	1
Stories	One

Additional Information

Date Listed	November 6th, 2025
Days on Market	43
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

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