

# **\$775,000 - 10345 Sherman Grove Avenue, Sunland**

MLS® #BB25106183

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## **\$775,000**

2 Bedroom, 1.00 Bathroom, 887 sqft  
Residential on 0 Acres

N/A, Sunland,

Charming home sweet home in a desirable south Sunland enclave nestled the Foothills. An adorable front porch draws you in, perfect for morning coffee, enjoying the sounds of nature and view of the foothills. Large picture windows in the living room and dining area let the sunlight in and provide an open, comfortable feeling. Newly refinished original hardwood floors shine and add warmth. A fabulous bonus room with vaulted ceilings adds versatility as an office/study room, an exercise or art studio, playroom or cozy den. An updated bathroom with a bathtub and shower features a granite counter and ceramic tile floors and walls. The cute kitchen offers a view of the spacious backyard, a quaint breakfast nook and door opening to a covered patio for alfresco dining. There is a well-sized backyard with a screened porch off the back patio perfect for evening cocktails, reading and relaxing. There's also an additional brick patio at the rear of the property, perfectly placed for barbecues, a fire pit and stargazing on summer evenings. Central heat and air, ceiling fans and a window unit in the bonus room ensure your comfort throughout the home. Conveniently located to Burbank, Montrose, DTLA and old town Pasadena while immersed in nature, hiking, biking trails and award winning Angeles National Jack Nicholas Golf Club.

Built in 1951



## Essential Information

MLS® #	BB25106183
Price	\$775,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	887
Acres	0.14
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Linda Knutson
Listing Office	BERKSHIRE HATHAWAY HOMESERVICES Crest Real Estate

## Community Information

Address	10345 Sherman Grove Avenue
Area	659 - Sunland/Tujunga
Subdivision	N/A
City	Sunland
County	Los Angeles
Zip Code	91040

## Amenities

Parking Spaces	2
# of Garages	2
View	Hills
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior	Wood
Interior Features	Separate/Formal Dining Room, All Bedrooms Down, Breakfast Area, Eat-in Kitchen
Appliances	Dishwasher, Built-In Range
Heating	Central
Cooling	Central Air

Fireplaces	None
# of Stories	1
Stories	Two

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	29
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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