

# **\$525,000 - 19355 Sherman Way # 41, Reseda**

MLS® #CV25152616

**\$525,000**

2 Bedroom, 3.00 Bathroom, 1,448 sqft

Residential on 2 Acres

N/A, Reseda,

**\$20K GRANT AVAILABLE with NO PMI.** This move-in ready townhome in the exclusive Kingston Townhomes community offers 2 bedrooms PLUS DEN/OFFICE, 2.5 bathrooms, POOL, SPA/JACUZZI/HOT TUB, and beautiful grounds. The spacious interior features tall vaulted ceilings and elegant flooring throughout, with a bright and airy living room that includes a gas fireplace and opens up to a private patio. A short flight of stairs leads to a landing that can be used as a formal dining area, den, or play room, leading into the chef's kitchen. This gourmet kitchen's got it all: NEW stainless steel refrigerator and ALL NEWER APPLIANCES less than 5 years old including dishwasher, solid wood cabinets, granite countertops and ample storage. There is plenty of room to cook and have a comfortable space for family and friends to enjoy meals together over a six-person dining table. Take another short flight of stairs to the bonus den which can be used as an office or home gym. Take another short flight of steps to the level with both bedrooms. A stately primary bedroom has dual walk-in closets, vaulted ceilings, and an ensuite bathroom while the second bedroom offers natural light, crown molding, and generous closet space. A private attached 2-car garage includes a new washer/dryer and lots of room for storage. Enjoy security and low maintenance in the exceptionally well maintained gated community with a sparkling pool and spa that will make you feel you are on vacation at your



own home! The HOA includes water, trash, earthquake insurance, landscaping and guest parking. Located in the San Fernando Valley â€“ you've got parks, malls, educational institutions (CSUN), coffee, groceries, Costco, all nearby. Major freeways, including the 101 freeway are nearby, providing a gateway to Los Angeles downtown and LAâ€™s beaches and mountains. Donâ€™t miss out on this incredible turnkey home with fantastic amenities! HOA INCLUDES WATER and EQ Insurance!

Built in 1980

## Essential Information

MLS® #	CV25152616
Price	\$525,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,448
Acres	1.69
Year Built	1980
Type	Residential
Sub-Type	Townhouse
Style	Traditional, Patio Home, Tudor
Status	Closed
Listing Agent	Marcus Ibrahim
Listing Office	eXp Realty of Greater Los Angeles

## Community Information

Address	19355 Sherman Way # 41
Area	RES - Reseda
Subdivision	N/A
City	Reseda
County	Los Angeles
Zip Code	91335

## Amenities

Amenities	Pool, Spa/Hot Tub
Utilities	Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Phone Not Available, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking Spaces	2
Parking	Assigned, Garage, Gated, Off Street, Private, Controlled Entrance, Direct Access, Garage Faces Rear, On Site, Paved
# of Garages	2
Garages	Assigned, Garage, Gated, Off Street, Private, Controlled Entrance, Direct Access, Garage Faces Rear, On Site, Paved
View	Neighborhood
Has Pool	Yes
Pool	Community, In Ground, Association, Fenced, Heated
Security	Security Gate, Gated Community, Smoke Detector(s)

## Exterior

Exterior	Stucco, Brick, Drywall, Stone, Wood Siding
Exterior Features	Lighting
Lot Description	Level, Near Park, No Landscaping, Paved, Street Level
Windows	Double Pane Windows, Drapes, Plantation Shutters, Screens
Roof	Composition, Shingle
Construction	Stucco, Brick, Drywall, Stone, Wood Siding
Foundation	Concrete Perimeter

## Interior

Interior	Carpet, Tile, Laminate
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Recessed Lighting, Walk-In Closet(s), All Bedrooms Up, Balcony, Breakfast Area, Built-in Features, Cathedral Ceiling(s), Crown Molding, Entrance Foyer, Multiple Staircases, Open Floorplan, Primary Suite, Stone Counters, Two Story Ceilings
Appliances	Dishwasher, Disposal, Microwave, Freezer, Gas Oven, Gas Range, Ice Maker, Self Cleaning Oven, Warming Drawer, Water Heater, Water To Refrigerator
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Family Room, Gas, Gas Starter
# of Stories	3
Stories	Multi/Split, Three Or More

## School Information

District	Los Angeles Unified
High	Reseda

## Additional Information

Date Listed	July 7th, 2025
Days on Market	9
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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