

# \$1,300,000 - 4143 Sumac Drive, Sherman Oaks

MLS® #GD24170203

**\$1,300,000**

3 Bedroom, 2.00 Bathroom, 1,600 sqft

Residential on 0 Acres

N/A, Sherman Oaks,

Nestled within the highly coveted Sherman Oaks neighborhood, this newly remodeled charming property exudes picturesque allure with its white picket fence and enveloping mature trees. Boasting 3 bedrooms and 1.5 bathrooms, this residence offers a timeless floorplan spanning 1,600 square feet of living space. Bright interiors feature lovely newly installed pre-engineered laminate flooring, accentuated by French windows and doors, recessed lighting, and abundant storage throughout. Entering beneath a lofty cathedral beamed ceiling, you'll discover a formal living room adorned with a brick fireplace and double doors that seamlessly extend to the patio outdoors. Adjacent lies a formal dining area, ideal for hosting intimate gatherings or simply unwinding with loved ones after a busy week. The kitchen showcases stainless brand new steel appliances, white countertops, and cabinets adorned with elegant silver fixtures, while concluding with wall-to-wall built-in cabinets. Bedrooms are generously proportioned, with plenty of closet space. The primary room has a private en-suite bathroom. The guest bathroom boasts a double sink vanity for added convenience. This home features a brand-new HVAC system, new windows, and a newly upgraded electrical system. Multiple doors provide effortless access to the exterior, where two side yards and a spacious backyard await, landscaped with lush greenery and vibrant flowers. A sprawling patio space and an in-ground spa



beckon relaxation. Conveniently located above Ventura Boulevard, this residence offers close proximity to dining, shopping and schools, ensuring a lifestyle of ease and convenience. Welcome Home!

Built in 1953

## Essential Information

MLS® #	GD24170203
Price	\$1,300,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,600
Acres	0.18
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Marlin Dginguerian
Listing Office	JohnHart Real Estate

## Community Information

Address	4143 Sumac Drive
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91403

## Amenities

Parking Spaces	4
Parking	Attached Carport, Driveway, Side By Side
Garages	Attached Carport, Driveway, Side By Side
View	Trees/Woods
Pool	None

## Exterior

Lot Description	Back Yard, Lawn
Windows	French/Mullioned

## Interior

Interior	Laminate
Interior Features	Storage, Beamed Ceilings, Built-in Features, Cathedral Ceiling(s), Recessed Lighting, Separate/Formal Dining Room
Appliances	Dishwasher, Gas Oven, Gas Range, Free-Standing Range, Range Hood
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	August 15th, 2024
Days on Market	143
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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