

# **\$839,000 - 5319 Coldwater Canyon Avenue # H, Sherman Oaks**

MLS® #SB24212980

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## **\$839,000**

2 Bedroom, 3.00 Bathroom, 1,653 sqft  
Residential on 3 Acres

N/A, Sherman Oaks,

An exceptionally rare chance to own in this highly coveted community. This light-filled, spacious townhouse is listed by the assessor as having 1,409 square feet of livable space, but the actual floor plan shows 1,653 square feet, a measurement confirmed by recent verification. Impeccably updated with premium designer finishes throughout, this home is truly move-in ready.

The multi-level floorplan boasts an open concept living and dining area that flows effortlessly to a large walk-out patio. The fully remodeled kitchen is a chef's dream, featuring quartz countertops, custom cabinetry with ample storage, and stainless steel appliances, including a double oven. The main level also offers a stylish wet bar and an updated guest bathroom.

Upstairs, you'll find two luxurious bedroom suites. The primary retreat features vaulted ceilings, a walk-in closet, and a spa-like en-suite bathroom, completely renovated to perfection. The second junior suite is equally impressive with its own full bath and custom closet.

Additional features include an extra-large garage with direct access and abundant storage, dual-pane windows, recessed lighting, modern flooring throughout, new interior doors, and a bonus storage closet. The beautifully maintained complex offers resort-like



amenities, including a pool, spa, sauna, grassy park-like areas, and a clubhouse.

Centrally located near top-rated shopping, schools, and local conveniences, this townhouse offers the best of Sherman Oaks living. Donâ€™t miss out on this extraordinary opportunity!

Built in 1978

**Essential Information**

MLS® #	SB24212980
Price	\$839,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,653
Acres	2.75
Year Built	1978
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Nico Rosmarin
Listing Office	Lyon Stahl Investment Real Estate, Inc.

**Community Information**

Address	5319 Coldwater Canyon Avenue # H
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91401

**Amenities**

Amenities	Billiard Room, Clubhouse, Maintenance Grounds, Management, Pool, Spa/Hot Tub, Water, Insurance, Meeting Room, Pet Restrictions, Recreation Room, Sauna
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Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	None
Has Pool	Yes
Pool	Association, Community, Heated

## Exterior

Windows	Double Pane Windows
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## Interior

Interior Features	Wet Bar, Quartz Counters, Recessed Lighting, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Double Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Multi/Split

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	October 14th, 2024
Days on Market	111
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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