

# \$1,199,000 - 4734 Buffalo Avenue, Sherman Oaks

MLS® #SB25079557

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## \$1,199,000

2 Bedroom, 2.00 Bathroom, 1,646 sqft

Residential on 0 Acres

N/A, Sherman Oaks,

Homey, Heartfelt and Full of Possibilities. Welcome to 4734 Buffalo Ave, a single-story sweetheart that wraps you in comfort the moment you walk in, with plenty of space to stretch out and bring your personal vision to life. With 2 beds, 2 baths, plus a convertible den (hello, home office/playroom/movie night central), this 1,646 sq ft gem sits pretty on a lush 7,280 sq ft lot in a quiet, tree-lined pocket of Sherman Oaks. From the curb, itâ€™s all good vibes: a grassy front lawn, blooming roses, mature trees with an old-school swing (yes, itâ€™s as peaceful as it sounds), and classic character that draws you right in. Inside, the light and bright living room welcomes you with light wood floors, a built-in bookcase flanking the fireplace, and a full wall of windows framed in plantation shutters-aka your front-row seat to natureâ€™s daily show. The living room flows seamlessly into the sunny dining area and a kitchen that brings the charm: two-tone navy and white cabinetry, stainless steel appliances, tons of counter space, plus a pantry and laundry room tucked just around the corner. Bonus: there's even a pet door, because the furry family members deserve the good life, too. Need a second hangout space? The den delivers, with its cozy brick fireplace and sliding doors leading to backyard bliss. Speaking of, which one do you want first? The pergola-covered deck for al fresco dinners? The separate patio lounge zone? The grassy lawn perfect for cartwheels and cornhole? Or the privacy-shielding trees



and bursts of bougainvillea? It's a choose-your-own-outdoor-adventure kind of yard. Back inside, the spacious primary suite is a retreat of its own with backyard access, dual mirrored closets, and a beautiful ensuite featuring a dual sink vanity and a seated walk-in shower with dual showerheads (morning routines just got a glow-up). The second bathroom is bright and cheerful, bringing vintage vibes with both a tub and a walk-in shower, plus extra hallway storage to keep things clutter-free. All tucked in a residential sweet spot near Westfield Fashion Square, Trader Joe's, Notre Dame High, Louis Armstrong Middle, and just moments from the best of Ventura Blvd's restaurants and shops. This one's got that warm, "feels like home" energy, but don't be fooled. It's also a smart canvas for your next chapter. Schedule a showing and start imagining the possibilities (but don't wait too long, homes like this have a habit of becoming someone else's dream come true).

Built in 1950

Essential Information

MLS® #	SB25079557
Price	\$1,199,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,646
Acres	0.17
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Edward Kaminsky
Listing Office	eXp Realty of California, Inc

## Community Information

Address	4734 Buffalo Avenue
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91423

## Amenities

Parking Spaces	4
Parking	Driveway, Garage Faces Front
# of Garages	2
Garages	Driveway, Garage Faces Front
View	Neighborhood
Pool	None

## Exterior

Lot Description	Back Yard, Front Yard, Sprinklers In Front, Sprinklers In Rear
Windows	Plantation Shutters

## Interior

Interior	Tile, Wood
Interior Features	Ceiling Fan(s), Recessed Lighting, All Bedrooms Down, Built-in Features, Crown Molding, Main Level Primary, Pantry, Separate/Formal Dining Room
Appliances	Dishwasher, Electric Range, Microwave, Freezer, Gas Range, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Den
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	April 7th, 2025
Days on Market	82
Zoning	LAR1

Short Sale                      N

RE / Bank Owned        N

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