

# **\$784,000 - 5455 Sylmar Avenue # 1205, Sherman Oaks**

MLS® #SR24230853

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## **\$784,000**

3 Bedroom, 3.00 Bathroom, 1,376 sqft  
Residential on 2 Acres

N/A, Sherman Oaks,

Beautiful turnkey, multi level townhouse located in the sought after Sherman Oaks exclusive gated community of Chandler Park Village. A desirable corner 3-bedroom, 2.5-bathroom, only 1 common wall hence more light and privacy. Enter the foyer to a large living room with wood flooring, cozy, decorative, fireplace and high ceilings creating a light airy atmosphere. Patio door opens to the Zen style patio with water falls, surrounded by tall bamboo plants creating privacy and tranquil ambiance. At this level you have access to the updated powder room, and stairs to the private 2 car garage with laundry area.

Up mid level you enter the updated kitchen in simple and classic white, with large chef-style sink, quartz countertops and stainless steel appliances, two pantries, adjacent is the breakfast nook and the dining room with access to outdoor balcony. Upstairs is flooded with light from the large skylight, you'll find the three generously-sized bedrooms with ample closet space. Main ensuite with vaulted ceilings and large windows and its attached bathroom featuring a spacious soaking tub, new flooring. The other two spacious bedrooms share the updated, modern bathroom with walk in shower. The living quarters' windows have wood framed privacy screens (removable), the sleeping quarters' windows are fitted with mini blinds. Freshly painted throughout, all bedrooms and stairs to bedrooms have new laminate flooring, is ready



for the new owner. Unit is wired with a Nest thermostat.

This beautiful community offers amenities such as two pool areas, three spas, newly renovated gym and a recreation rooms, BBQ areas for endless opportunities to relax and entertain, visitor parking. Motivated Seller!

Built in 1989

### Essential Information

MLS® #	SR24230853
Price	\$784,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,376
Acres	1.65
Year Built	1989
Type	Residential
Sub-Type	Townhouse
Style	Traditional
Status	Closed
Listing Agent	Beatrice Stambulski
Listing Office	Compass

### Community Information

Address	5455 Sylmar Avenue # 1205
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91401

### Amenities

Amenities	Barbecue, Pool, Spa/Hot Tub, Clubhouse, Controlled Access, Fitness Center, Insurance, Maintenance Grounds, Management, Pet Restrictions, Trash, Water
Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer

	Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Door-Single, Garage
# of Garages	2
Garages	Direct Access, Door-Single, Garage
View	None
Has Pool	Yes
Pool	Association, Community
Security	Gated Community, Smoke Detector(s)

## Exterior

Exterior	Stucco
Windows	Skylight(s)
Construction	Stucco
Foundation	Raised

## Interior

Interior	Laminate, Stone, Wood
Interior Features	All Bedrooms Up, Balcony, Breakfast Area, Breakfast Bar, Crown Molding, Jack and Jill Bath, Primary Suite, Quartz Counters, Separate/Formal Dining Room
Appliances	Disposal, Free-Standing Range, Gas Range, Gas Water Heater, Microwave, Refrigerator
Heating	Central
Cooling	Central Air, Gas
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	Multi/Split

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	November 8th, 2024
Days on Market	33
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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