

# **\$515,000 - 15050 Sherman Way # 181, Van Nuys**

MLS® #SR24234427

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## **\$515,000**

2 Bedroom, 2.00 Bathroom, 1,136 sqft  
Residential on 3 Acres

N/A, Van Nuys,

### **BACK ON MARKET NO FAULT OF SELLER -**

Welcome to your new oasis in the heart of Van Nuys! This charming townhouse is a perfect blend of comfort and style, offering 2 bedrooms and 1.5 baths within its 1136 sq ft of living space. Step inside and be greeted by the warm glow of natural light and the sleek elegance of laminate flooring throughout. The large eat-in kitchen and dining room provide the perfect setting for culinary adventures. For entertaining, the real showstopper is the step down living room with cozy fireplace and vaulted ceilings that create an airy, expansive feel. Upstairs, you'll find a spacious primary bedroom with a large closet - perfect to house all your retail therapy. The remodeled full bath adds a touch of luxury to your daily routine, while the secondary bedroom offers a versatile space for a home office, guest room or whatever your heart desires. This townhouse isn't just about what's inside - it's about location, location, location! Situated in a well-maintained, FHA approved complex, you are just a hop skip and a jump away from the 405/101, shopping and restaurants. The complex features a pool, 2 spas, rec room, gym, grounds with mature landscaping, subterranean parking, onsite EV chargers, ample visitor parking and a large personal storage area. Quiet location towards the back of the complex. With its light and bright atmosphere, this townhouse is more than just a home - it's a canvas for your life's next chapter. Whether you are a first time home



buyer or looking to downsize, this property offers the perfect blend of comfort, convenience and community. Property may qualify for special financing - inquire. Don't let this opportunity slip away - your new home is waiting!

Built in 1981

### Essential Information

MLS® #	SR24234427
Price	\$515,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,136
Acres	3.27
Year Built	1981
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Jayne Colon
Listing Office	Beverly and Company

### Community Information

Address	15050 Sherman Way # 181
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91405

### Amenities

Amenities	Clubhouse, Controlled Access, Fitness Center, Maintenance Grounds, Insurance, Pool, Spa/Hot Tub, Water
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Assigned, Covered, Underground, Garage, Community Structure, Tandem

# of Garages	2
Garages	Assigned, Covered, Underground, Garage, Community Structure, Tandem
View	None
Has Pool	Yes
Pool	Community, Association
Security	Key Card Entry

## Interior

Interior	Laminate
Interior Features	Separate/Formal Dining Room, High Ceilings, Open Floorplan, Tile Counters, All Bedrooms Down, Walk-In Closet(s)
Appliances	Free-Standing Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	November 15th, 2024
Days on Market	31
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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