

# **\$835,000 - 15165 Magnolia Boulevard # F, Sherman Oaks**

MLS® #SR25009105

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## **\$835,000**

3 Bedroom, 3.00 Bathroom, 1,666 sqft  
Residential on 4 Acres

N/A, Sherman Oaks,

Welcome to 15165 Magnolia Boulevard, a beautiful tri-level end-unit townhome in the sought-after Oak Pointe community of Sherman Oaks. This 3-bedroom, 3-bathroom home spans 1,666 sq. ft. and offers a bright and inviting living space with West-facing windows that fill the home with natural light. The entry-level features a spacious living room with high ceilings, a cozy fireplace, and access to a private patio. Upstairs, the eat-in kitchen offers plenty of counter and cabinet space, connecting seamlessly to the dining area and family room. The top floor includes a comfortable primary suite with an en-suite bathroom, along with a second en-suite bedroom featuring a walk-in closet. The third bedroom is located on the lower level and includes its own full bathroom, offering flexibility and privacy. The attached oversized two-car garage provides direct access, laundry hookups, and ample storage space. Oak Pointe boasts lush gardens throughout the community, resort-style amenities including pools, spas, tennis and paddle tennis courts, and a basketball hoop. Ample guest parking ensures convenience for visitors. Located within the boundaries of Kester Avenue Elementary and Sherman Oaks Elementary, this home is also walking distance to Ventura Blvd., offering easy access to trendy shops and restaurants. Additionally, the property provides quick access to the 405 and 101 freeways, making commuting a breeze. Schedule your visit today to experience this



exceptional home and vibrant community!

Built in 1976

**Essential Information**

MLS® #	SR25009105
Price	\$835,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,666
Acres	3.77
Year Built	1976
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Adriana Gurrola
Listing Office	Real Brokerage Technologies, Inc.

**Community Information**

Address	15165 Magnolia Boulevard # F
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91403

**Amenities**

Amenities	Pool, Cable TV, Maintenance Grounds, Pickleball, Spa/Hot Tub, Tennis Court(s)
Utilities	Cable Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Door-Multi, Garage, Private
# of Garages	2
Garages	Direct Access, Door-Multi, Garage, Private
View	Neighborhood
Has Pool	Yes

Pool	Community, Association
Security	Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)

## Exterior

Lot Description	Landscaped
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## Interior

Interior	Carpet, Wood
Interior Features	Separate/Formal Dining Room, Bedroom on Main Level, Balcony, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Gas Range, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	Three Or More

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	January 27th, 2025
Days on Market	48
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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