

# **\$1,199,000 - 14541 Addison Street, Sherman Oaks**

MLS® #SR25010330

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## **\$1,199,000**

3 Bedroom, 2.00 Bathroom, 1,536 sqft

Residential on 0 Acres

N/A, Sherman Oaks,

Exceptional Opportunity in Prime Sherman Oaks.

Welcome to this well maintained gem nestled in the heart of Sherman Oaks. Filled with character, this charming traditional residence offers flexible living spaces that cater to a variety of lifestyles. This home boasts three spacious bedrooms and two beautifully updated bathrooms, offering plenty of space for your current needs and room to grow. Step inside to discover an inviting open-concept living and dining area featuring rich, dark hardwood floors and a charming stone-clad fireplace—perfect for cozy evenings with your favorite book. Natural light pours in through the mid-century style oversized sliding glass door, seamlessly connecting the living space to the expansive backyard. The generously sized kitchen is complete with tile countertops and awaits your design ideas and vision to either add on or remodel. Directly connected to the kitchen is a spacious bonus room creating flexibility for a home office, den, playroom or creative space. Outdoors, you'll find an expansive backyard oasis, featuring a covered brick patio for alfresco dining, a spacious grassy area perfect for play or relaxation, and endless potential for gardening or entertaining. Conveniently located near award winning schools, popular restaurants, and shopping. Whether you're looking to move right in or create your dream space, don't miss out on this fantastic property! With its ideal location offering easy access to the best of Sherman



Oaks, this home is an incredible opportunity to secure a spot in one of the most desirable neighborhoods.

Built in 1951

**Essential Information**

MLS® #	SR25010330
Price	\$1,199,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,536
Acres	0.16
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Gregory Ginsburg
Listing Office	Kliq Realty

**Community Information**

Address	14541 Addison Street
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91403

**Amenities**

Parking	Carport
Garages	Carport
View	None
Pool	None

**Exterior**

Lot Description	Back Yard, Front Yard, Lawn, Sprinklers In Front, Sprinklers In Rear, Yard
Roof	Composition

## Interior

Interior	Carpet, Tile, Wood
Interior Features	All Bedrooms Down, Bedroom on Main Level, Separate/Formal Dining Room
Appliances	Dishwasher, Disposal
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	December 19th, 2024
Days on Market	67
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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