

# **\$4,075,000 - 13226 Morrison Street, Sherman Oaks**

MLS® #SR25011579

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## **\$4,075,000**

6 Bedroom, 6.00 Bathroom, 4,728 sqft

Residential on 0 Acres

N/A, Sherman Oaks,

Situated on a prominent corner lot in the heart of Sherman Oaks, this newly constructed residence redefines contemporary living with its outstanding design, high-end finishes and versatile one-bedroom ADU. Walls of glass throughout the open-concept floor plan fill the interior with warm natural light, creating an inviting and airy atmosphere. The designer chef's kitchen is a true showstopper, equipped with top-of-the-line Thermador appliances, a sleek waterfall island and charming breakfast nook. Open to the kitchen, the living room is framed by two oversized sliding glass doors, seamlessly extending your living space to the backyard and central courtyard - ideal for entertaining. Completing the main level is a spacious formal dining room, state-of-the-art home theater, ensuite bedroom, mud room and stylish powder bath. On the upper level, there are four generously sized bedrooms, three full bathrooms and a convenient laundry room. Retreat to a lavish primary suite that features a private balcony, custom walk-in closet and chic bathroom, complete with a soaking tub, rainfall shower and double vanity. The attached ADU gives you flexibility, offering a large living room with a kitchenette, one bedroom, a full bathroom and separate entrance. Connected to the main house via a hallway, this space can easily function as a rec room, office, gym or separate living space for family/guests. Head outside to your serene backyard retreat, which boasts a sparkling pool/spa, outdoor kitchen, low



maintenance artificial turf yard and ample patio space for al fresco dining and lounging. Additional amenities include high ceilings, a cutting-edge smart home system with integrated speakers, robust security system and two-car garage. Located just moments from Westfield Fashion Square, Ventura Boulevardâ€™s vibrant shopping and dining scene, and top private schools such as Notre Dame, Harvard-Westlake and Campbell Hall.

Built in 2025

Essential Information

MLS® #	SR25011579
Price	\$4,075,000
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,728
Acres	0.19
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Dennis Chernov
Listing Office	The Agency

Community Information

Address	13226 Morrison Street
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91423

Amenities

Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Neighborhood, Trees/Woods
Has Pool	Yes
Pool	In Ground, Private
Security	Security System

## Exterior

Exterior Features	Barbecue, Lighting
Lot Description	ZeroToOneUnitAcre

## Interior

Interior Features	Breakfast Area, Separate/Formal Dining Room, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage, Bedroom on Main Level, Primary Suite, Utility Room, Walk-In Closet(s), Balcony, Beamed Ceilings, Breakfast Bar, Built-in Features, Cathedral Ceiling(s), Jack and Jill Bath, Smart Home, Wet Bar, Wired for Sound
Appliances	Double Oven, Dishwasher, Microwave, Refrigerator, Range Hood, Electric Cooktop, Freezer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
Elementary	Riverside
Middle	Millikan
High	Grant

## Additional Information

Date Listed	January 16th, 2025
Days on Market	53
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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