

\$799,000 - 13360 Burbank Boulevard # 8, Sherman Oaks

MLS® #SR25016953

\$799,000

2 Bedroom, 3.00 Bathroom, 1,320 sqft

Residential on 1 Acres

N/A, Sherman Oaks,

Discover this exceptional tri-story townhome that offers the perfect blend of comfort, style, and privacy! This well-appointed and tastefully renovated residence in Sherman Oaks boasts one of the best floor plans in the community, featuring soaring 10' ceilings and an abundance of natural light. Ideally located inside the building, away from Burbank Blvd, ensuring a peaceful and private living experience.

The main floor features an expansive living room with a cozy fireplace, seamlessly flowing into a beautifully updated kitchen with stunning countertops, high-end stainless steel appliances, and a stylish backsplash. The adjacent breakfast nook includes a custom, built-in banquette, perfect for casual dining. From here, step outside to the oversized private patio—ideal for outdoor dining and entertaining.

Upstairs, you'll find a dedicated laundry closet with a newer washer and dryer for added convenience. Both bedroom suites are bathed in natural light and offer generous space. The primary suite features a charming Juliet balcony, a huge walk-in closet, and a luxurious en-suite bathroom with dual vanity sinks and a large walk-in shower.

This turn-key property offers DIRECT ACCESS from the gated, secure garage into a versatile downstairs BONUS room—perfect



for a gym, office, or additional storage.

Set within an intimate, private community of only 22 units, this quiet retreat is conveniently located with quick access to the 405, 101, and 170 freeways and just moments away from top-tier shops, restaurants, and entertainment.

Don't miss this rare opportunity to own a townhome that truly feels like home!

Built in 2006

Essential Information

MLS® #	SR25016953
Price	\$799,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,320
Acres	0.62
Year Built	2006
Type	Residential
Sub-Type	Townhouse
Style	Mediterranean
Status	Closed
Listing Agent	Saena Hart
Listing Office	The Agency

Community Information

Address	13360 Burbank Boulevard # 8
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91401

Amenities

Amenities	Controlled Access, Maintenance Grounds, Management, Trash, Water
Parking Spaces	2
Parking	Controlled Entrance, Direct Access, Underground, Garage
# of Garages	2
Garages	Controlled Entrance, Direct Access, Underground, Garage
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Key Card Entry, Smoke Detector(s)

Interior

Interior	Tile, Vinyl, Wood
Interior Features	Balcony, Ceiling Fan(s), High Ceilings, Recessed Lighting, Walk-In Closet(s), Breakfast Area, Crown Molding, Intercom, Living Room Deck Attached, Primary Suite, Stone Counters
Appliances	Dishwasher, Exhaust Fan, Disposal, Refrigerator, Range Hood, Dryer, Washer, Free-Standing Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, See Remarks
# of Stories	3
Stories	Three Or More

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	January 23rd, 2025
Days on Market	14
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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