

\$899,000 - 15014 Magnolia Boulevard # 1, Sherman Oaks

MLS® #SR25041235

\$899,000

3 Bedroom, 3.00 Bathroom, 1,818 sqft
Residential on 0 Acres

N/A, Sherman Oaks,

Incredible opportunity to own a 2005 constructed townhouse-style condo located in prime Sherman Oaks boasting 3 bedrooms + separate office, 2.5 baths, privately gated parking with 2-car attached garage with direct access, plus a very low HOA of only \$365/month. This quiet building lined by the street's beautiful namesake Magnolia trees has only 12 units and features a gated front entrance with newly installed Amazon Ring access controlled callbox for guests and packages for ultimate security and peace of mind. Step inside the largest model in the complex to find a bright open floor plan featuring high ceilings and large picture windows throughout. The living room features fireplace, sliding glass door that opens to a balcony deck, and wide plank wood flooring. The spacious dining room has access to a separate, larger balcony deck perfect for an outdoor BBQ. The kitchen opens directly to both living spaces and has expansive granite countertops ideal for food prep with separate breakfast bar seating, stainless fridge, 5-burner range with built-in overhead microwave, and dishwasher. The main level also has a powder bathroom for guests. Upstairs you will find three bedrooms including the primary, featuring large walk-in closet with built-ins, private balcony deck, and en-suite bathroom with dual sinks, granite counters, and oversized bathtub with shower. The second and third bedrooms each have built-in closets and one of the rooms has its own



balcony deck. These two bedrooms share a hall bathroom with tub and shower. The laundry area is conveniently located on the same floor as the bedrooms and has great built-in storage. The lower level has 2-car finished garage with storage racks and direct access to the home's mud room with storage, plus there is a separate bonus room ideal for office/gym/etc. There is also an upper rooftop deck with synthetic lawn great for pets which overlooks stunning mountain and city light vistas. Per seller: new HVAC system (2024), Level 2 EV charging outlet, and the HOA fees also cover water, sewer, and trash costs. Situated one mile from the Sherman Oaks Galleria and Ventura Boulevard shops and restaurants, quick access to the freeways, and zoned for Kester Elementary magnet school.

Built in 2005

Essential Information

MLS® #	SR25041235
Price	\$899,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,818
Acres	0.31
Year Built	2005
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Desiree Zuckerman
Listing Office	Rodeo Realty

Community Information

Address	15014 Magnolia Boulevard # 1
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Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91403

Amenities

Amenities	Maintenance Grounds, Controlled Access, Pets Allowed, Trash, Water
Parking Spaces	2
# of Garages	2
View	City Lights, Mountain(s), Panoramic
Pool	None
Security	Security Gate

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s), Balcony, Built-in Features, High Ceilings
Appliances	Built-In Range, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Exhaust Fan, Freezer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Electric
# of Stories	3
Stories	Three Or More

School Information

District	Los Angeles Unified
Elementary	Kester

Additional Information

Date Listed	February 25th, 2025
Days on Market	23
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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