

# \$3,499,000 - 4435 Katherine Avenue, Sherman Oaks

MLS® #SR25042478

**\$3,499,000**

6 Bedroom, 7.00 Bathroom, 4,263 sqft

Residential on 0 Acres

N/A, Sherman Oaks,

Introducing this newly constructed 5-bed, 5.5-bath home with a 1-bed, 1-bath ADU located in the heart of Sherman Oaks. Every detail of this sprawling open concept layout has been carefully curated to create a space that epitomizes modern luxury living. Enjoy preparing gourmet meals in the designer chefâ€™s kitchen, which is outfitted with high-end Thermador appliances, custom cabinetry, a large pantry and grand island with seating. The adjacent family room features a gorgeous stone fireplace surrounded by built-ins and an oversized accordion door that opens to seamlessly extend your living space outside. Rounding out the main level is a formal living and dining room, ensuite bedroom, mudroom and powder bathroom. Upstairs there are four large ensuite bedrooms with vaulted ceilings, a loft area and laundry room. The luxurious primary suite features a cozy fireplace, custom walk-in closet and chic bathroom, complete with a soaking tub, rainfall shower and double vanity. Head outside to find a serene backyard retreat surrounded by privacy hedges and highlighted by a sparkling pool/spa, spacious covered patio and grassy yard. Perfect for multi-generational living or additional living space, the ADU consists of a living room with a kitchenette, 1 bed and 1 bath. Additional amenities include solar panels, high ceilings throughout, built-in speakers and a two car garage. Conveniently located walking distance to Ventura Boulevard, Whole Foods, exceptional dining,



and easy access to shopping and entertainment in the area.

Built in 2024

## Essential Information

MLS® #	SR25042478
Price	\$3,499,000
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	4,263
Acres	0.16
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Dennis Chernov
Listing Office	The Agency

## Community Information

Address	4435 Katherine Avenue
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91423

## Amenities

Parking Spaces	2
Parking	Garage, Driveway
# of Garages	2
Garages	Garage, Driveway
View	Neighborhood
Has Pool	Yes
Pool	In Ground, Private

## Exterior

Lot Description ZeroToOneUnitAcre

## Interior

Interior Features Beamed Ceilings, Bedroom on Main Level, Breakfast Bar, Built-in Features, Cathedral Ceiling(s), High Ceilings, Loft, Open Floorplan, Pantry, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Storage, Walk-In Closet(s), Wired for Sound

Appliances Microwave, Refrigerator, Dishwasher, Electric Cooktop, Freezer, Gas Range, Range Hood

Heating Central

Cooling Central Air

Fireplace Yes

Fireplaces Living Room, Family Room, Primary Bedroom

# of Stories 2

Stories Two

## School Information

District Los Angeles Unified

Elementary Sherman Oaks

Middle Van Nuys

High Van Nuys

## Additional Information

Date Listed February 26th, 2025

Days on Market 69

Zoning LAR1

Short Sale N

RE / Bank Owned N

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