

\$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 chef'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
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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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