

# **\$2,475,000 - 13233 Addison Street, Sherman Oaks**

MLS® #SR25048404

**\$2,475,000**

4 Bedroom, 2.00 Bathroom, 2,073 sqft

Residential on 0 Acres

N/A, Sherman Oaks,

Incredible New Price! Nestled on an extremely rare privately gated 10,980 sqft flat lot in the heart of Sherman Oaks, this stunning Eichler-style mid-century modern gem with 4 bedrooms seamlessly blends timeless design with contemporary amenities. Tastefully updated throughout, the spacious open floor plan showcases vaulted wood-beamed ceilings with skylights, which, along with abundant floor-to-ceiling windows, bathe the space in warm natural light. At the heart of the home lies a gourmet kitchen, fully equipped with high-end stainless steel appliances and sleek wood cabinetry - perfect for culinary enthusiasts. A formal dining area and inviting living room, anchored by a striking architectural fireplace, provide the ideal setting for both intimate gatherings and grand entertaining. This thoughtfully designed home offers four generously sized bedrooms and two beautifully remodeled bathrooms. Relax and unwind from the hustle and bustle of everyday life in the serene oversized backyard oasis. Enveloped by beautiful oak trees and lush landscaping, this property offers quaint outdoor spaces perfect for al fresco dining, lounging and soaking in the beautiful surroundings. Additional amenities include a state-of-the-art security system, sports court, storage shed, two-car carport and underground power/water infrastructure for a potential ADU addition. Plans and renderings for an ADU will be included in the sale. Excellent location, just moments from



Built in 1962

## Essential Information

MLS® #	SR25048404
Price	\$2,475,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,073
Acres	0.25
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Dennis Chernov
Listing Office	The Agency

## Community Information

Address	13233 Addison Street
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91423

## Amenities

Parking	Carport, Driveway, Gated
Garages	Carport, Driveway, Gated
View	Neighborhood, Trees/Woods

Pool	None
Security	Security System

## Exterior

Exterior Features	Sport Court
Lot Description	ZeroToOneUnitAcre
Windows	Custom Covering(s), Skylight(s)

## Interior

Interior Features	Separate/Formal Dining Room, Bedroom on Main Level, Main Level Primary, Beamed Ceilings, Built-in Features, Cathedral Ceiling(s), High Ceilings, Open Floorplan, Pantry, Primary Suite, Recessed Lighting, Storage
Appliances	Dishwasher, Freezer, Gas Range, Range Hood, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Dining Room, Multi-Sided
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
Elementary	Riverside
Middle	Other
High	Grant

## Additional Information

Date Listed	April 14th, 2025
Days on Market	106
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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