

# **\$3,549,000 - 13602 Morrison Street, Sherman Oaks**

MLS® #SR25093977

**\$3,549,000**

6 Bedroom, 7.00 Bathroom, 4,200 sqft

Residential on 0 Acres

N/A, Sherman Oaks,

Situated on a quiet cul-de-sac in the heart of Sherman Oaks, lies an exceptional new construction home that redefines modern luxury living. This gated corner lot property boasts a sprawling open-concept 5-bed, 6-bath main house and versatile 1-bed, 1-bath ADU. A chefâ€™s dream, the gourmet kitchen comes equipped with top-of-the-line appliances, a waterfall island with a breakfast counter and walk-in pantry. Open to the kitchen, the living room offers a sleek fireplace framed by built-ins and an oversized sliding glass door that opens to create a seamless indoor-outdoor living experience, perfect for entertaining. Rounding out the main level is a formal dining room, ensuite bedroom, chic powder bathroom and mudroom. Upstairs, youâ€™ll find four generously sized ensuite bedrooms, including the show-stopping primary suite. This luxurious retreat features a large private balcony, dual walk-in closets and a sumptuous bathroom that boasts a soaking tub, rainfall shower and double vanity. A dedicated laundry room completes the upper level. Enveloped by privacy hedges, the serene backyard retreat is highlighted by a sparkling pool/spa, built-in bbq with bar seating, low maintenance artificial turf yard and ample patio space for al fresco dining or lounging. The spacious detached ADU offers endless possibilities, consisting of a living room, kitchenette, 1-bed and 1-bath, utilize the space as an office, gym, rec room or separate living space for family/guests. Additional



amenities include high ceilings throughout, a smart home system with integrated speakers, state-of-the-art security system, two-car garage and gated driveway. Located just moments from Westfield Fashion Square, Ventura Boulevardâ€™s vibrant shopping and dining scene, and top private schools such as Notre Dame, Harvard-Westlake and Campbell Hall.

Built in 2024

## Essential Information

MLS® #	SR25093977
Price	\$3,549,000
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	4,200
Acres	0.17
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	13602 Morrison Street
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91423

## Amenities

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

## Exterior

Exterior Features	Lighting, Barbecue
Lot Description	ZeroToOneUnitAcre

## Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, Balcony, Cathedral Ceiling(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Recessed Lighting, Storage, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Pantry, Smart Home, Utility Room, Walk-In Pantry, Wired for Sound
Appliances	Double Oven, Dishwasher, Electric Range, Microwave, Refrigerator, Range Hood, Freezer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	April 29th, 2025
Days on Market	24
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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