

# **\$775,000 - 15141 Magnolia Boulevard # A, Sherman Oaks**

MLS® #SR25126197

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## **\$775,000**

3 Bedroom, 3.00 Bathroom, 1,666 sqft  
Residential on 4 Acres

N/A, Sherman Oaks,

Welcome to this bright and spacious end-unit townhome nestled in the serene interior of the highly sought-after Oak Pointe Community in Sherman Oaks. With 3 bedrooms and 3 bathrooms, this split-level residence offers the perfect blend of comfort, style, and convenience.

Enjoy open-concept living with soaring ceilings, abundant natural light, and a decorative fireplace that sets the tone for cozy evenings. Two private patios offer inviting outdoor spaces for relaxation or entertaining. The kitchen features a charming breakfast nook, recessed lighting, and a ceiling fan, while the formal dining area and wet bar enhance the home's entertaining appeal. A flexible-use room functions perfectly as a home office or third bedroom.

The spacious primary suite includes a walk-in closet, dual vanities, and an en-suite bathroom. Secondary bedrooms and baths are thoughtfully situated for privacy and ease.

Direct-access 2-car garage provides ample storage and an in-unit laundry area.

Enjoy resort-style community amenities including:

- Multiple pools and hot tubs

- Lighted tennis, pickleball, and basketball courts

- Pet-friendly green spaces and walking paths

Low HOA dues include water, trash, basic cable/internet, earthquake insurance, and exterior maintenance.

Ideally located just minutes from the Sherman



Oaks Galleria, Ventura Blvd, top-rated Kester Elementary, and with convenient access to the 101 and 405 freeways, this home offers the best of LA living.  
Some listing images have been digitally staged.

Built in 1976

**Essential Information**

MLS® #	SR25126197
Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,666
Acres	3.77
Year Built	1976
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Mike Pashai
Listing Office	All View Realty

**Community Information**

Address	15141 Magnolia Boulevard # A
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91403

**Amenities**

Amenities	Pool, Tennis Court(s), Pickleball
Utilities	Cable Available, Electricity Available, Natural Gas Available
Parking Spaces	2
Parking	Garage Faces Rear
# of Garages	2
Garages	Garage Faces Rear

View	None
Has Pool	Yes
Pool	Association

## Exterior

Lot Description	TwoToFiveUnitsAcre
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## Interior

Interior Features	Separate/Formal Dining Room, High Ceilings, Primary Suite, Walk-In Closet(s), Breakfast Area, Wet Bar
Appliances	Dishwasher, Gas Range, Refrigerator, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	Multi/Split

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	July 7th, 2025
Days on Market	73
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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