

# \$849,000 - 15175 Magnolia Boulevard # A, Sherman Oaks

MLS® #SR25151159

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## \$849,000

3 Bedroom, 3.00 Bathroom, 1,674 sqft

Residential on 3 Acres

N/A, Sherman Oaks,

Quietly nestled within the well-maintained Oak Pointe complex, this 3 bed 3 bath townhome features a private direct-access garage and a thoughtful floor plan ideal for modern living. The updated kitchen includes top of the line stainless steel Viking appliances, bright breakfast nook, while the dining area overlooks a spacious living room with soaring ceilings, abundant natural light, and access to a private patio. All three bathrooms have been tastefully remodeled. The large primary suite offers a walk-in closet and private en-suite. The third bedroom is currently being used as a home office, perfect for a flex space as well. The garage area has been extensively insulated, offering water resistance from the rainy seasons. It also offers an insulated storage space. Community amenities include several pools, tennis courts, park-like greenbelts, and a dedicated dog park area. Enjoy close proximity to top Sherman Oaks dining, shopping, and quick access to both the 405 and 101 freeways. Don't miss this rare opportunity to own a turnkey townhome in one of the Valley's most sought-after neighborhoods.



Built in 1979

## Essential Information

MLS® # SR25151159

Price \$849,000

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,674
Acres	3.03
Year Built	1979
Type	Residential
Sub-Type	Townhouse
Style	Traditional
Status	Closed
Listing Agent	Casey Karimi Jahanbaksh
Listing Office	Equity Union

### Community Information

Address	15175 Magnolia Boulevard # A
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91403

### Amenities

Amenities	Dog Park, Barbecue, Pickleball, Pool, Spa/Hot Tub, Tennis Court(s), Water
Utilities	Electricity Connected, Water Connected
Parking Spaces	2
Parking	Garage, Garage Faces Rear
# of Garages	2
Garages	Garage, Garage Faces Rear
View	None
Has Pool	Yes
Pool	Community, Association

### Exterior

Exterior	Stucco
Lot Description	TwoToFiveUnitsAcre
Windows	Bay Window(s), Screens
Roof	Shingle
Construction	Stucco
Foundation	Raised

## Interior

Interior	Wood
Interior Features	High Ceilings, Primary Suite, Walk-In Closet(s), Granite Counters, Wet Bar
Appliances	Dishwasher, Freezer, Gas Range, Gas Oven, SixBurnerStove, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	July 7th, 2025
Days on Market	41
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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