

\$795,000 - 4321 Matilija Avenue # 14, Sherman Oaks

MLS® #SR25178279

\$795,000

2 Bedroom, 3.00 Bathroom, 1,864 sqft
Residential on 1 Acres

N/A, Sherman Oaks,

Welcome to this spacious 2-bedroom, 2.5-bath townhome located in one of Sherman Oaks's™ most desirable neighborhoods. Gated, resort-like complex with beautiful grounds. Downstairs features an oversized living room with a fireplace and bar area that flows to the dining area. The kitchen is equipped with all-new stainless-steel appliances and offers plenty of cabinet and counter space. Downstairs also features a half bath and downstairs laundry room. Many owners have converted the room off the kitchen into a 3rd bedroom. Upstairs offers a dual primary suite layout, each bedroom featuring its own en-suite bath. Large private balcony off the front bedroom overlooking the serene courtyard. Property has been updated with newer windows, recessed lighting, new window blinds and fresh interior paint. Enjoy the meticulously maintained common areas, including a sparkling community pool, relaxing covered sitting and barbecue area—perfect for entertaining guests or enjoying quiet moments outdoors. HOA dues also cover trash, water and earthquake insurance. Private subterranean parking with two assigned spaces and an oversized storage closet. Ideally situated near Ventura Blvd with numerous shops and restaurants and easy freeway access. SELLER WILL PAY 6 MONTHS OF HOA DUES FOR THE NEW BUYER. CHECK THE COMPS!! PRICED TO SELL!!!



Built in 1974

Essential Information

MLS® #	SR25178279
Price	\$795,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,864
Acres	1.20
Year Built	1974
Type	Residential
Sub-Type	Townhouse
Style	Traditional
Status	Closed
Listing Agent	Neal Weichel
Listing Office	RE/MAX of Santa Clarita

Community Information

Address	4321 Matilija Avenue # 14
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91423

Amenities

Amenities	Barbecue, Pool, Trash, Water, Maintenance Grounds, Spa/Hot Tub
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Underground
# of Garages	2
Garages	Underground
View	None
Has Pool	Yes
Pool	Association

Exterior

Exterior	Stucco
Windows	Blinds
Roof	Tile
Construction	Stucco

Interior

Interior	Carpet, Vinyl, Wood
Interior Features	Separate/Formal Dining Room, Open Floorplan, All Bedrooms Up, Balcony, Eat-in Kitchen, Recessed Lighting
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	August 7th, 2025
Days on Market	70
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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