

# **\$6,799,000 - 13807 Magnolia Boulevard, Sherman Oaks**

MLS® #SR25184642

**\$6,799,000**

5 Bedroom, 5.00 Bathroom, 7,169 sqft

Residential on 1 Acres

N/A, Sherman Oaks,

Welcome to this stunning newly constructed estate in the exclusive Weddington Estates enclave of Sherman Oaks. Set behind private gates on a sprawling corner lot, this home blends luxury, comfort, and smart living with effortless style. Featuring 5 spacious bedrooms and 4.5 luxurious bathrooms, the residence showcases white oak flooring, sophisticated smart home technology, and exceptional indoor-outdoor flow—perfect for entertaining. Step through custom arched iron double doors into a light-filled, open-concept layout designed for grand living. The formal living and dining areas unite into a dramatic great room with expansive windows that flood the space with natural light—ideal for both hosting and relaxing. The gourmet chef's kitchen is equipped with top-of-the-line appliances, a built-in Thermador refrigerator and freezer, full-size wine fridge, and a butler's pantry. It opens to the inviting family room, complete with a sleek fireplace and oversized Fleetwood pocket sliding doors that lead to your private, resort-style backyard. The main level also includes a media room, custom wet bar with wine fridge, and a versatile guest suite with en-suite bath—perfect for visitors or in-laws. Upstairs, you'll find three generously sized bedrooms, including two en-suites with custom walk-in closets. The primary suite is a luxurious retreat with pocket doors that open to a private balcony, his and hers walk-in closets with built-ins, and a spa-inspired bathroom with



dual vanities, an oversized soaking tub, and a double rainfall shower. A conveniently located upstairs laundry room adds functionality. Outdoors, the resort-style backyard is designed for unforgettable gatherings. Enjoy a sparkling pool and spa, two enclosed recreation cabanas, a putting green, and two covered patios—“including an oversized space with a fully equipped outdoor kitchen and BBQ area for the ultimate open-air lounge experience. This backyard is a true entertainer’s dream. Smart home automation powered by Control4 provides seamless control of lighting, integrated sound system including Sonos, climate, pool, spa, and more—“delivering unparalleled comfort, convenience, and modern luxury throughout. This estate also caters to the car enthusiast, featuring a spacious 3-car garage, three separate gated entrances, and an expansive driveway that offers ample parking for multiple vehicles.

Built in 2024

## Essential Information

MLS® #	SR25184642
Price	\$6,799,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	7,169
Acres	0.66
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Liza Parrilla
Listing Office	Keller Williams Realty Calabasas

## Community Information

Address	13807 Magnolia Boulevard
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91423

## Amenities

Utilities	Cable Connected, Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Door-Multi, Garage, Circular Driveway, Direct Access, Driveway, Electric Gate, Gated, Guest, Private
# of Garages	3
Garages	Door-Multi, Garage, Circular Driveway, Direct Access, Driveway, Electric Gate, Gated, Guest, Private
View	Neighborhood, Pool
Has Pool	Yes
Pool	Gas Heat, Heated, In Ground, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Closed Circuit Camera(s), Fire Detection System, Fire Sprinkler System, Key Card Entry, Prewired, Security Gate, Security System

## Exterior

Lot Description	Paved, Back Yard, Corner Lot, Front Yard, Lawn, Secluded
Roof	Tile
Foundation	Slab

## Interior

Interior	Tile, Wood
Interior Features	Balcony, Recessed Lighting, Bedroom on Main Level, Built-in Features, Eat-in Kitchen, Entrance Foyer, High Ceilings, In-Law Floorplan, Intercom, Open Floorplan, Pantry, Primary Suite, Smart Home, Walk-In Closet(s), Walk-In Pantry, Wet Bar, Wired for Sound
Appliances	Dishwasher, Gas Range, Microwave, Dryer, Washer, Refrigerator, Vented Exhaust Fan
Heating	Central, Fireplace(s)
Cooling	Central Air, Zoned
Fireplace	Yes
Fireplaces	Family Room, Gas

# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	August 14th, 2025
Days on Market	67
Short Sale	N
RE / Bank Owned	N

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