

\$899,000 - 15225 Magnolia Boulevard # E, Sherman Oaks

MLS® #SR25215636

\$899,000

3 Bedroom, 3.00 Bathroom, 1,562 sqft
Residential on 3 Acres

N/A, Sherman Oaks,

Exquisitely renovated Sherman Oaks townhome with elevated style and exceptional upgrades, located in the prime verdant enclave of the highly sought-after Oak Pointe Community. At the heart of the home is a newly reimagined kitchen designed with elegance and functionality in mind. A Bosch 5-burner cooktop with custom hood, Bosch dishwasher, and KitchenAid Oven and Microwave pair with an offset farmhouse sink, while striking waterfall quartz countertops and a counter-to-ceiling tile backsplash create a dramatic focal point. Soft-close cabinetry with in-cabinet and under-cabinet lighting and a custom pinewood threshold complete this showpiece kitchen—perfect for family living and entertaining. Soaring ceilings and abundant natural light enhance a split-level design where elegance meets comfort. Engineered hardwood flooring in rich wood tones flows throughout, while crown molding, plantation shutters, recessed lighting, and a gas fireplace with bespoke mantle add refined touches. Board-and-batten accents and custom shiplap bring warmth, texture, and architectural distinction. Sliding glass door opens to a sun-filled patio for coffee, BBQs, or gardening. Upstairs, the oversized primary suite includes space for a sitting area, dual closets, and an ensuite bath with dual sinks and shower-in-tub. Freshly carpeted stairs lead to a newly renovated laundry room with quartz folding counter and cabinetry. Direct 2-car garage access and a bonus 300 SqFt



basement with shelving offer endless storage and hobby potential. One of the finest units in all of Oak Pointe, with exclusive access to the community's only year-round heated pool, plus spa, tennis, pickleball, basketball, dog parks, green spaces, and pet friendly walking paths. HOA dues include water, trash, internet/cable, earthquake insurance, landscaping, and community events. Families will appreciate the Blue Ribbon Kester Avenue Elementary School within boundary, and the location offers walking distance to Ventura Blvd, shops, caf  s, dining, and Sepulveda Basin Recreation Area with golf, trails, and sports fields. Quick freeway access completes the lifestyle. Don't let this one-of-a-kind Oak Pointe residence slip away! schedule your private showing today and step into a home that truly stands apart.

Built in 1979

Essential Information

| | |
|----------------|---------------------------|
| MLS   # | SR25215636 |
| Price | \$899,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,562 |
| Acres | 3.03 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Townhouse |
| Style | Contemporary, Traditional |
| Status | Closed |
| Listing Agent | Allen Mansour |
| Listing Office | A & D Realty |

Community Information

| | |
|---------|------------------------------|
| Address | 15225 Magnolia Boulevard # E |
|---------|------------------------------|

| | |
|-------------|-------------------|
| Area | SO - Sherman Oaks |
| Subdivision | N/A |
| City | Sherman Oaks |
| County | Los Angeles |
| Zip Code | 91403 |

Amenities

| | |
|----------------|---|
| Amenities | Dog Park, Maintenance Grounds, Pool, Pets Allowed, Spa/Hot Tub, Tennis Court(s), Cable TV, Pickleball, Trash, Water |
| Utilities | Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected |
| Parking Spaces | 2 |
| Parking | Door-Multi, Direct Access, Garage |
| # of Garages | 2 |
| Garages | Door-Multi, Direct Access, Garage |
| View | None |
| Has Pool | Yes |
| Pool | In Ground, Association, Heated |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s) |

Exterior

| | |
|-------------------|----------|
| Exterior Features | Lighting |
| Lot Description | Level |

Interior

| | |
|-------------------|--|
| Interior | See Remarks |
| Interior Features | Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Quartz Counters, Recessed Lighting, Loft, Primary Suite, Walk-In Closet(s) |
| Appliances | Dishwasher, Gas Cooktop, Gas Oven, Microwave, Water Heater |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Family Room |
| # of Stories | 2 |
| Stories | Multi/Split |

School Information

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|----------|---------------------|
| District | Los Angeles Unified |
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Additional Information

| | |
|-----------------|----------------------|
| Date Listed | September 11th, 2025 |
| Days on Market | 20 |
| Short Sale | N |
| RE / Bank Owned | N |

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