

# \$799,000 - 13360 Burbank Boulevard # 16, Sherman Oaks

MLS® #SR25228451

**\$799,000**

2 Bedroom, 3.00 Bathroom, 1,450 sqft

Residential on 1 Acres

N/A, Sherman Oaks,

Looking to make a dazzling upgrade to your current living situation? You've hit the jackpot w/this rear of the complex located Sherman Falls townhome! 2 BEDROOMS + BONUS ROOM. Walk in & you're greeted by high ceilings, upgraded wide plank Oak style flooring, recessed LED lighting & a dazzling gas fireplace. A mesmerizing kitchen affords you a grand sized center-island w/QUARTZ counters, newer high-end stainless appliances, spacious pantry & real wood cabinets w/soft close drawers. Conveniently located HALF BATH downstairs featuring a concrete vanity & Kohler fixtures. Venture upstairs to discover DUAL MASTER SUITES & a spacious laundry room with SIDE by SIDE washer & dryer! The smaller suite still offers plenty of space and the same high ceilings and recessed lighting from downstairs. In addition, a spacious closet w/built-ins, wainscoting accent wall, oversized bathroom barn door, double pane windows and beautiful plantation shutters. The en-suite bath features a Kohler soaking tub & fixtures, custom glass shower door, imported Spanish hexagon tile & marvelous wall mounted floating concrete sink. The true MASTER SUITE is magazine worthy! Rejuvenating ceiling fan, a glass slider to a Juliette balcony, reclaimed wood barn door and more. The bathroom offers a skylight, 8' walk-in completely custom shower w/dual shower heads w/separate controls & linear drain. In addition, floor to ceiling tile, frameless shower panels, double vanity sinks offering wall



mounted Kohler fixtures and Restoration Hardware pendant lights! Finally, make your way downstairs to discover 2 SIDE BY SIDE parking spaces w/direct access to the garage, a dedicated TESLA charger just for your unit, in addition to a spacious BONUS ROOM off the garage, perfect for a home office, gym, guest room, storage, etc.

Built in 2006

## Essential Information

MLS® #	SR25228451
Price	\$799,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,450
Acres	0.62
Year Built	2006
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Shane Nichols
Listing Office	Rodeo Realty

## Community Information

Address	13360 Burbank Boulevard # 16
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91401

## Amenities

Amenities	Controlled Access, Insurance, Maintenance Grounds, Pets Allowed, Trash, Water
Parking Spaces	2

Parking	Assigned, Side By Side
# of Garages	2
Garages	Assigned, Side By Side
View	Courtyard
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior Features	High Ceilings, All Bedrooms Up, Balcony
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	Three Or More

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	September 30th, 2025
Days on Market	48
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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