

\$1,745,000 - 4227 Van Nuys Boulevard, Sherman Oaks

MLS® #SR25254002

\$1,745,000

4 Bedroom, 4.00 Bathroom, 2,579 sqft

Residential on 0 Acres

N/A, Sherman Oaks,

Welcome to this charming and highly versatile property located in the heart of Sherman Oaks, South of the Boulevard. Set on a generous 13,600 sq. ft. lot with mature trees and a serene, park-like setting, this rare offering presents an exceptional opportunity for end users, investors, or developers.

Ideally situated in one of Sherman Oaks' most sought-after and walkable neighborhoods, you're just steps from Whole Foods, Pavilions, and a host of popular shops, cafÃ©s, and restaurants.

The main residence spans approximately 1,800 sq. ft. and features 3 bedrooms and 3 bathrooms, including a primary suite that opens to a lush, expansive patio and backyard. The open-concept layout offers a seamless flow between the living and family rooms, creating an ideal setting for entertaining or everyday living.

Adding to the property's flexibility is a detached 1-bedroom ADU of 780 sq. ft., complete with a full kitchen, washer/dryer, and a spacious bedroom – perfect for rental income, guest quarters, or multi-generational living.

This property offers either income potential or for the savvy buyer a beautiful home on a large lot that will hold its value because of the development possibilities. Buyer advised to verify the accuracy of all statements. This is a rare chance to own a unique and expansive property in one of LA's most livable, vibrant communities and commuter accessible. End



users, developers, investors will all see the potential for this centrally located, walkable and park like property.

Built in 1940

Essential Information

MLS® #	SR25254002
Price	\$1,745,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	1
Square Footage	2,579
Acres	0.31
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Phyllis Brush
Listing Office	Equity Union

Community Information

Address	4227 Van Nuys Boulevard
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91403

Amenities

Parking	Detached Carport
Garages	Detached Carport
View	Trees/Woods
Pool	None

Interior

Appliances	Electric Oven, Gas Cooktop, Dryer, Washer
Heating	Central, Fireplace(s)

Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	November 6th, 2025
Days on Market	32
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

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