

# **\$3,850,000 - 4140 Sunnyslope Avenue, Sherman Oaks**

MLS® #SR26005563

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**\$3,850,000**

5 Bedroom, 6.00 Bathroom, 4,225 sqft

Residential on 0 Acres

N/A, Sherman Oaks,

Introducing a thoughtfully crafted modern farmhouse located south of the boulevard in prime Sherman Oaks. This newly built two-story residence offers 5 bedrooms, 5.5 bathrooms, and includes a fully permitted detached Accessory Dwelling Unit (ADU), all meticulously designed with exceptional attention to detail. At the heart of the home is a custom chef's kitchen outfitted with top-of-the-line Thermador appliances, striking quartz countertops, rich walnut cabinetry, and a generous center island—perfect for gathering and entertaining. The kitchen flows effortlessly into the living room, where a sleek fireplace, custom built-ins, and expansive floor-to-ceiling glass stacking doors create a seamless indoor-outdoor connection. The main level features a private ensuite bedroom ideal for guests or a home office, along with a stylish powder bath and a dedicated laundry room. Upstairs, four additional ensuite bedrooms await, including a stunning primary suite complete with a cozy fireplace, bespoke built-ins, a private balcony, and a spacious walk-in closet. The spa-like primary bath showcases dual floating vanities, a luxurious step-in shower with triple shower heads, and a freestanding soaking tub. Step outside to a true resort-style backyard, designed for year-round enjoyment. Unwind by the pool and spa, cook on the built-in BBQ, and entertain under the stars with an outdoor deck and dining area. Movie nights come alive with an Optoma projector and screen for open-air



screenings. The detached ADU (4138 Sunnyslope Ave) features a kitchenette and full bathroom, offering flexibility as a rental unit, guest suite, home office, or pool house. Additional highlights include a Control4 smart home system, a two-car garage, and a location within the sought-after Dixie Canyon Community Charter School districtâ€”just moments from the Shops at Sportsmanâ€™s Lodge and the vibrant dining and retail along Ventura Boulevard.

Built in 2025

**Essential Information**

MLS® #	SR26005563
Price	\$3,850,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,225
Acres	0.17
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	George Ouzounian
Listing Office	The Agency

**Community Information**

Address	4140 Sunnyslope Avenue
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91423

**Amenities**

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
Parking Spaces	2
Parking	Driveway, Garage, On Street
# of Garages	2
Garages	Driveway, Garage, On Street
View	Hills, Mountain(s), Neighborhood, Pool, Trees/Woods, Valley
Has Pool	Yes
Pool	Heated, In Ground, Private, Fenced, Waterfall
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Features	Barbecue
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Landscaped, Yard, Lawn, Near Park

## Interior

Interior	Tile, Wood
Interior Features	Beamed Ceilings, Balcony, Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, Unfurnished, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Built-in Features, Eat-in Kitchen, Quartz Counters, Smart Home
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator, Barbecue
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	January 9th, 2026
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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