



3645 LONGVIEW VALLEY RD

SHERMAN OAKS, CA 91423

\$2,099,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property



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Updated residence features 4 en-suite Bedrooms + Guest Bath + Den/office located South of Valley Vista in the Sherman Oaks foothills. Dramatic living room with high ceilings and gas fireplace. Doors from here open to entertainer's yard with built in BBQ, pool and spa with waterfalls and custom lighting features, patio, and sun deck. Gourmet kitchen has Viking 6 burner range, Bosch dishwasher, ample counter space and opens to large dining room. 2 en-suite bedrooms + office/den and guest powder room complete the first floor. Upstairs, the primary suite has high vaulted ceiling, luxe bath with dual vanities, stall shower, soaking tub, and walk in closet.

Garage Count: 2 Car Garage,
Sewer: Public,
Pool Description: Pool,
Fireplace Count: 1 Fireplace,
Cooling: Central A/C

\$2,099,000



One more en-suite bedroom with Juliette balcony completes the second level. Direct entry to 2 car garage. Mix of Limestone tile and engineered hardwood flooring throughout. 3 zones of A/C cooling. Built in speakers in living room, kitchen and outdoor areas. Recent upgrades include owned solar system, security system, and tankless water heater. House is 2,600 SqFt and lot is 11, 321 SqFt. Location is just South of Mulholland making it prime for access to both valley and city destinations.



