



**4528 MATILJA AVENUE**

4528 MATILJA AVE, SHERMAN OAKS, CA 91423

**\$4,549,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

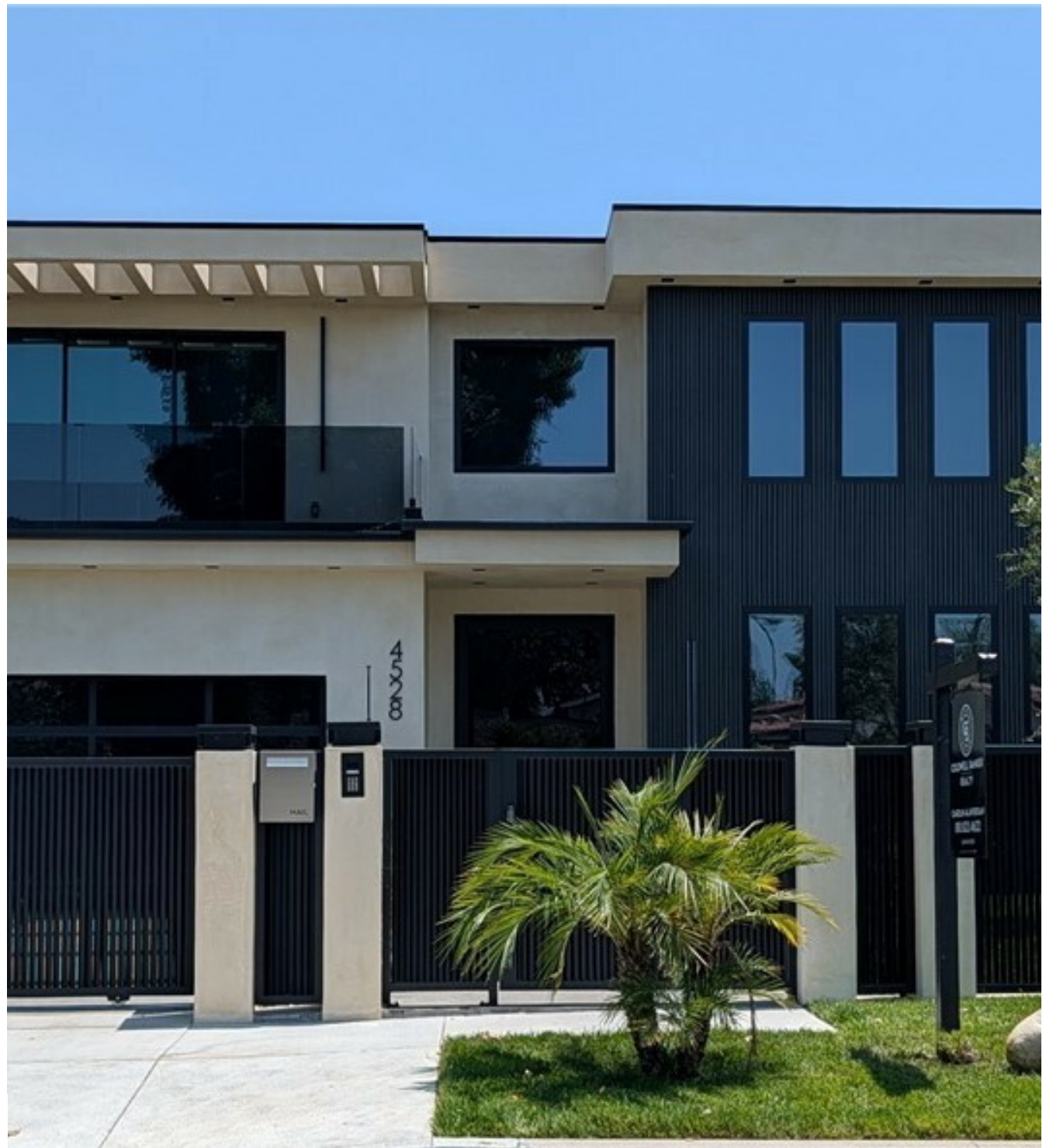
# 4528 MATILIJA AVENUE

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Experience the ultimate in refined contemporary luxury. Completed in 2026, this newly constructed architectural estate spans 6380 sq ft which includes approx 5,855 sq ft in the main residence, 300 sq ft covered patio and 225 sq ft pool house, perfectly positioned on a rare, park-like approx 13,000 sq ft lot in one of the Valley's premier neighborhoods.

**Garage Count: 2 Car Garage,**  
**Sewer: Public,**  
**Pool Description: Pool,**  
**Cooling: Central A/C,**  
**Water: City Water,**  
**Special Program: Global Luxury**

**\$4,549,000**



Designed flawlessly for both grand-scale entertaining and sophisticated daily living, this home leaves no detail spared. Breathtaking entry foyer anchored by dramatic 22-foot ceilings and massive walls of glass that flood the estate with natural light. Professional epicurean center featuring bespoke cabinetry, premium stone finishes, and state-of-the-art Thermador appliances. 5 elegant en-suite bedrooms and 6.5 designer baths, highlighted by a resort-style primary oasis with an expansive boutique walk-in closet and spa bath. This home features an elegant, custom wine cellar designed for the modern collector, seamlessly integrated alongside a spacious family room and walk-in pantry. Fully integrated Control4 smart home system with automated window treatments and custom finishes at every turn. Disappearing pocket doors open completely to an approx 300 sq ft covered patio, perfect for year-round alfresco dining. A manicured retreat featuring a sleek lap pool and integrated spa, plus a detached approx 225 sq ft pool house/cabana complete with its own private bathroom (ideal for a home office, gym, or guest house). Enjoy peaceful privacy with unbeatable urban access. Situated in the highly coveted Dixie Canyon School District and steps from the iconic shopping, dining, and cafes along Ventura Boulevard.

