

15045 SHERVIEW PL
SHERMAN OAKS, CA 91403

5
Beds

Baths 4.00
(4F 0T 0H 0Q)

2,876/AS
Sqft

Single Family
LP \$1,495,000↓

Active



Area	72 Sherman Oaks
Subdivision	
List Price Per Sqft	\$520
Lot Size	230,135/AS
HOA 1&2	
MLS#	16-121274
APN	2278-020-012

Directions: East of the I-405, South of the Ventura Blvd. High-up in the mountains, access from Sepulveda Blvd to Saugus Ave. to Cody Rd. to Sherview Dr. to Sherview Pl.

Remarks: This unique property located in the hills of Sherman Oaks is a single home sitting on 5 Acres of land. Breath taking panoramic views of canyon, mountains, and city lights. Large living room with beautiful fire place, 5 spacious bedrooms, and 4 bathrooms. Large formal dining room and very large flat area and beautiful fenced, perfect for entertaining. The home is completely gated with a very long drive way and a two car garage, and Swimming pool. Probate Sale subject to Court Confirmation.

Agent Remarks: Probate Sale Subject to Court Confirmation.

Showing Remarks: Vacant, Combo Lock-box on pool fence. Push the drive-way gate open to enter the driveway. Combo code is 6451.

Community/Development		Structure Info		Contract Info		DOM 175
Tax Mello Roos		Year Built/Source	1965	List Date	05-02-2016	
Complex/Assoc Name		Stories	1	List Price	\$1,495,000	
Complex/Assoc Phone		Attached/Detached		Orig List Price	\$1,795,000	
Assoc Amenities		Guest House	N/A	Status Date	05-02-2016	
Assoc Fees Include		PUD		Change Date/Type	10-24-2016/Extended	
Assoc Pet Rules		Sewer		Sale Type	Probate	
Community Features		Style	California Bungalow	Probate Y/N	Yes	
Builders Tract Code		View	Bluff, Canyon, Mountains, Panoramic	Court Approval	Yes	
Builders Model Code		Security		CSO	2.00%	
Builders Model Name		Dir Faces		Listing Type	Probate	
Builders Name		Prop Condition		Disclosure	As Is, Court Approval Required, Probate	
Mgmt. Co. Name		Entry Floor #		Scope Of Service	Full Service	
Mgmt. Co. Phone		Maid's	No	Buyer's Agent Comm	Yes	
Oth. Mgmt. Co. Name		Prop Subtype				
Oth. Mgmt. Co. Phone						

Land/Lot Info		Parking Details		Sale/Sold Info	
Zoning	LARE40	Parking Type	Driveway - Gravel, Garage - 2 Car, Garage Is Attached	Contract Date	
Land Type		Total Spaces		Sold Date	
Land Lease		Covered Spaces		Sold Price	
Horse Property		Uncovered Spaces		Sold Price/SqFt	
Lot Acreage	5.280	Garage Spaces		Sale Terms	
Special Zone		Carport Spaces		SP/LP	
Addl Parcel		Remote Controls			
Lot Dimen					
Lot Descr.	Lot Shape-Irregular				
Lot Location					

Interior Features		Exterior Features	
# Fireplaces/Details	Family Room	Pool	Above Ground, Diving Board, Fenced
Furnished	No	Spa	None
AC/Cooling	Central	Tennis/Courts	
Heating	Central	Roofing	
Flooring	Ceramic Tile, Laminate	Fence	
Equip/Apppl	Garbage Disposal	Sprinklers	
Rooms	Breakfast Area, Family, Master Bedroom, Patio Open	Patio Features	
Interior Features		Entry Location	
Kitchen Features		Exterior Constr	
Bathroom Features		Foundation Details	
Bedroom Features		Other Struc Feat	
Common Walls		Other Structures	
Cooking Appliances		RV Access Dimen	
Disability Access		Windows	
Eating Areas		Water Heater Feat	
220-Volt Location		Laundry	Garage
TV Services			

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

Showing Info	
Contact Name	
Contact Phone	
Occupancy/Show	Combo Lock Box, Go Direct, Vacant
Sign on Property	

Showing Info	
Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

 Vineendra Jain Ingenious Asset Group, Inc. LA1 CalBRE#: 01413466	
Phone / Cell	p: 310-433-6214 / c: 310-433-6214
Email	vjain@iagpm.com
Fax	310-776-6451
Office Phone / Fax	p: 310-331-8552 Ext.101 / f: 310-776-6451

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