



1 **3853 LONGRIDGE AVE**
SHERMAN OAKS CA 91423

5
Beds

Baths 7.00
(4F 2T 1H 0Q)

5,445/OT
Sqft

Single Family
LP: \$4,495,000

Active



Area	72 Sherman Oaks
Subdivision	
List Price Per Sqft	\$826
Lot Size	29,965/AS
HOA 1&2	
MLS#	16-151792
APN	2385-007-053

Directions : South of Valley Vista (Longridge Estates)

Remarks : Gated Country French Tennis Court Estate w/ circular drive in sought after Longridge Estates. The gracious formal 2-story entry leads to step down living w/ fireplace & generous formal dining room. A true chef's eat-in kitchen offers top of the line appliances w/ center island looking to the most amazing Great Room w/ a spectacular vaulted wood beamed ceiling & warm fireplace. A home office, maids/guest & powder room complete the 1st floor. The sweeping staircase leads to a generous master w/ fp, sitting area & spa style bath w/ covered veranda overlooking lush grounds as well as 3 additional family bedrooms + 2 baths. Step out to park like grounds w/ vintage brick trimmed pool, waterfall spa & large grassy play area. The appx ±800 sq. ft. full Guest House w/ soaring ceiling, fireplace & private patio overlook a Championship N/S lighted tennis court w/ separate entry off the adjacent street. Wonderful opportunity to own this one of a kind private oasis set among towering trees.

Agent Remarks : Square footage is approximate and includes guesthouse. Buyer to verify total square footage.

🏠 STRUCTURE INFO		📍 LAND/LOT INFO		📑 CONTRACT INFO		DOM 64
Year Built/Source	1980	Zoning	LARE15	List Date	08-10-2016	
View	Trees/Woods	Land Type		List Price	\$4,495,000	
Stories	2	Land Lease		Orig List Price	\$4,495,000	
Guest House	Detached	Horse Property	No	Status Date	08-10-2016	
PUD	No	Lot Acreage		Change Date/Type	08-18-2016 / Active	
Sewer		Special Zone		Sale Type	Standard	
Style	French	Addl Parcel	No	CSO	2.5%	

COMMUNITY/DEVELOPMENT	PARKING DETAILS	SHOWING INFO
Tax Mello Roos	Parking Type	Occupancy/Show
Complex/Assoc Name	Direct Entrance, Garage, Garage Is Attached	Appointment Only, Call LA 1, Call LA 2, Listing Agent Accompanies
Assoc Amenities	Total Spaces	Contact Name
Assoc Fees Include	3	Contact Phone
Assoc Pet Rules	Covered Spaces	Occupant Type
Community Features	3	Lockbox Location
	Uncovered Spaces	Lockbox Type
	Garage Spaces	Gate Code
	Carport Spaces	

INTERIOR FEATURES	EXTERIOR FEATURES
# Fireplaces/Details	Pool
4 / Family Room, Guest House, Living Room, Master Bedroom	Private
Furnished	Spa
No	In Ground, Private
AC/Cooling	Tennis/Courts
Central	North/South, Private Tennis Court
Heating	Roofing
Central	
Flooring	Fence
Carpet, Hardwood, Stone	
Equip/Apppl	Laundry
Alarm System	Room

JOEY VALVO JOHN AAROE GROUP LA1 CALBRE#: 01242463	JEANNE VALVO JOHN AAROE GROUP LA2 CALBRE#: 00616104
Phone/Cell	p: 310-234-8500 / c: 310-463-2727
Email	
Office Phone	p: 310-272-8002 Ext.416
Phone/Cell	p: 310-625-4777 / c: 310-625-4777
Email	
Office Phone	p: 310-272-8002 Ext.32043

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2 **4015 STANSBURY AVE**
Sherman Oaks CA 91423

6
Beds

Baths 5.00
(5F 0T 0H 0Q)

6,917/PR
Sqft

Single Family
LP: \$4,900,000

Active



Area	72 Sherman Oaks
Subdivision	Custom
List Price Per Sqft	\$708
Lot Size	14,589/PR
HOA 1&2	\$0.00(N/A), \$0.00(N/A)
MLS#	216010678VC
APN	2274-028-023

Directions : Ventura Blvd to Stansbury then south

Remarks : Stunning gated south of the Boulevard Villa. 6 bedrooms, 5 1/2 baths, maid quarters in 6,917 sq.ft. resting on approx 1/3 of an acre of lush, private grounds with sparkling pool, spa, and BBQ area. Beautiful grand entrance with dramatic iron staircase, gourmet chef's kitchen, formal dining room, all in the finest finishes. Huge master bedroom with in suite fireplace, sitting area, double master closets and master bath with separate tub and large shower. Every upstairs room has it's own balcony. Close proximity to all Mulholland schools!

Agent Remarks : Property also available for lease/option. Go direct. Supra box on left side gate. May be one or more small dogs in back yard. Submit all offers.

Showing Remarks : Go direct. Supra box on side gate. May be one or more small dogs in back yard.

🏠 STRUCTURE INFO		📍 LAND/LOT INFO		📄 CONTRACT INFO		DOM 81
Year Built/Source	1999 / Assessor	Zoning	LARE15	List Date	07-24-2016	
View	No	Land Type	Fee	List Price	\$4,900,000	
Stories	0	Land Lease		Orig List Price	\$4,900,000	
Guest House	N/A	Horse Property		Status Date	07-24-2016	
PUD		Lot Acreage	0.330	Change Date/Type	08-08-2016 / Active	
Sewer		Special Zone		Sale Type	Standard	
Style		Addl Parcel		CSO	2.50%	

👤 COMMUNITY/DEVELOPMENT		🚗 PARKING DETAILS		🔍 SHOWING INFO	
Tax Mello Roos	Unknown	Parking Type		Occupancy/Show	BEWARE OF DOG, Go Direct, Keybox, Supra Lock Box
Complex/Assoc Name		Total Spaces	0	Contact Name	David Woodruff
Assoc Amenities		Covered Spaces	0	Contact Phone	(818) 422-6629
Assoc Fees Include		Uncovered Spaces	0	Occupant Type	Agent
Assoc Pet Rules		Garage Spaces	2	Lockbox Location	Side Gate
Community Features		Carport Spaces	0	Lockbox Type	Supra
				Gate Code	

➔ INTERIOR FEATURES		➔ EXTERIOR FEATURES	
# Fireplaces/Details	Living Room, Master Bedroom, Other	Pool	In Ground, Private
Furnished		Spa	In Ground, Private
AC/Cooling	Central	Tennis/Courts	
Heating	Central	Roofing	
Flooring	Hardwood, Stone Tile	Fence	
Equip/Appl		Laundry	

DAVID WOODRUFF
OAK SUMMIT REAL ESTATE, INC.
LA1 | CALBRE#: 01892143

Phone/Cell	p: 818-422-6629 / c: 818-422-6629
Email	
Office Phone	p: 805-751-6450

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3 **14305 ROBLAR PL**
Sherman Oaks CA 91423

7
Beds

Baths 9.00
(7F 1T 1H 0Q)

6,760/DV
Sqft

Single Family
LP: \$4,999,000

Active-Contract



Area	72 Sherman Oaks
Subdivision	
List Price Per Sqft	\$740
Lot Size	21,511/PR
HOA 1&2	\$0.00(N/A)
MLS#	SR16189135CN
APN	2266-009-020

Directions : Ventura Blvd to Beverly Glen to Roblar Cross Streets: Beverly Glen

Remarks : Exciting down to the studs like new re-imagined/expanded classic Sherman Oaks Cul de sac estate. This home is truly the antidote to the monotony of new construction homes today. Classic feel w/timeless contemporary finishes introduces this true estate on sprawling apx 1/2 acre usable lot. The open flowing light & bright flr plan features wide plank white oak floors. Soaring entry w/ curved staircase introduces the lower level w massive dual great room, open to the kitchen w stainless top end appliances w both brkfst bar & eating area. A game room & media room are located off of this area all offering seamless access to the expansive private rear grounds boasting outdoor lvg/dining areas, BBQ center, fire-pit seating area, pool/spa, sport court, separate pool bath/changing room and large grassy areas. There are 2 bd suites down and an add'l 5 suites upstairs all w individually designed baths. There is a upstairs study/family room at the top of the landing offering easy access to all bds as well as the amazing master ste. This suite features a sitting room w fireplace, lg outdoor terrace, 2 huge walk in closets and a spa style bath w soaking tub, steam shower & more. Truly a remarkable property w easy WestSide access on one of the largest lots in the area.

Agent Remarks : None, Buyer to verify ALL MLS information, including but not limited to lot/tract codes, permits, bed/bath counts, schools and all square footage. All information deemed reliable, but not guaranteed. Buyer to verify School Acceptance Requirements-- MLS notation does not verify acceptance into school(s). Please contact Chris Lucibello 818.554-9798 or Andrew Manning 818.380.2147 Thanks!

Showing Remarks : Please call/text Chris Lucibello 818.554-9798 or call Andrew Manning 818.380.2147 for all showings. Appointment Only, Call Listing Agent

STRUCTURE INFO		LAND/LOT INFO		CONTRACT INFO	
Year Built/Source	1936 / Assessor	Zoning	LARE11	List Date	08-26-2016
View	No	Land Type		List Price	\$4,999,000
Stories		Land Lease		Orig List Price	\$4,999,000
Guest House	N/A	Horse Property		Status Date	09-28-2016
PUD		Lot Acreage	0.490	Change Date/Type	09-28-2016 / Active Under Contract
Sewer		Special Zone		Sale Type	
Style		Addl Parcel		CSO	2.50%
				Listing Type	Exclusive Right To Sell/Lease
COMMUNITY/DEVELOPMENT		PARKING DETAILS		Q SHOWING INFO	
Tax Mello Roos		Parking Type		Occupancy/Show	Appointment Only, Call LA 1, See Remarks
Complex/Assoc Name		Total Spaces	3	Contact Name	
Assoc Amenities		Covered Spaces		Contact Phone	
Assoc Fees Include		Uncovered Spaces		Occupant Type	Agent
Assoc Pet Rules		Garage Spaces	3	Lockbox Location	Call Listing Agent, No Key Safe
Community Features		Carport Spaces		Lockbox Type	See Remarks
				Gate Code	

INTERIOR FEATURES		EXTERIOR FEATURES	
# Fireplaces/Details	Master Bedroom	Pool	In Ground
Furnished		Spa	
AC/Cooling	Central, Dual	Tennis/Courts	
Heating		Roofing	
Flooring		Fence	
Equip/Apppl		Laundry	

CHRIS LUCIBELLO BERKSHIRE HATHAWAY HOMESERVICE LA1 CALBRE#: 01885864		ANDREW MANNING BERKSHIRE HATHAWAY HOMESERVICE LA2 CALBRE#: 00941825	
Phone/Cell	p: 818-501-4800 / c: 818-554-9798	Phone/Cell	
Email		Email	
Office Phone	p: 818-528-3200	Office Phone	p: 818-528-3200

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4 **3600 DIXIE CANYON AVE**
SHERMAN OAKS CA 91423

5
Beds

Baths 5.00
(4F 0T 1H 0Q)

6,572/OW
Sqft

Single Family
LP: \$6,995,000

Active-
Contract



Area	72 Sherman Oaks
Subdivision	
List Price Per Sqft	\$1,064
Lot Size	49,220/AS
HOA 1&2	\$0.00(N/A)
MLS#	15-963875
APN	2386-008-006

Directions : South of Ventura, South of Valley Vista

Remarks : Timeless masterpiece of elegance and comfort with beautiful proportions of a sprawling and rare approx. 6,800 sq. ft. single story gated private estate with spectacular unobstructed 280 degree city views from every room, pool, yard and motorcourt. Approx. 49,220 sq.ft. almost all flat lot perched high above the street. Extraordinary quality custom build with French oak floors throughout, solid marble and limestone baths, Kalista master soaking tub and fixtures throughout, top- of the-line appliances with one of the largest and most inviting eat-in family kitchens, 3 antique French stone fireplaces, oversized saltwater pool, full home solar energy system, slate roof, stone terraces, French limestone paver motorcourt and 4-car garage. State-of-the-art audio/video controlled by Crestron remote and high end camera surveillance system with endless thoughtful details and uncompromised quality of an era past.

Agent Remarks : Email ginger@gingerglass.com for all showing appointments. W-9 form required from co-broker with seller/lessor acceptance.

Showing Remarks : Email ginger@gingerglass.com for all showing appointments.

STRUCTURE INFO		LAND/LOT INFO		CONTRACT INFO	
Year Built/Source		Zoning	LAR1	List Date	12-07-2015
View	City Lights	Land Type		List Price	\$6,995,000
Stories	1	Land Lease		Orig List Price	\$6,995,000
Guest House	N/A	Horse Property		Status Date	03-01-2016
PUD		Lot Acreage		Change Date/Type	03-01-2016 / Active Under Contract
Sewer	In Street	Special Zone	Property Report	Sale Type	Standard
Style	Ranch	Add Parcel		CSO	2.5%
				Listing Type	Exclusive Right
				Disclosure	As Is
COMMUNITY/DEVELOPMENT		PARKING DETAILS		SHOWING INFO	
Tax Mello Roos		Parking Type	Attached, Garage, Gated	Occupancy/Show	24-hr Notice, Call LA 1
Complex/Assoc Name		Total Spaces	12	Contact Name	
Assoc Amenities		Covered Spaces	4	Contact Phone	
Assoc Fees Include		Uncovered Spaces	6	Occupant Type	
Assoc Pet Rules		Garage Spaces	4	Lockbox Location	
Community Features		Carport Spaces		Lockbox Type	
				Gate Code	
INTERIOR FEATURES		EXTERIOR FEATURES			
# Fireplaces/Details	3 / Den, Gas, Living Room, Master Bedroom, Wood Burning	Pool	Heated, Private		
Furnished	No	Spa	Hot Tub		
AC/Cooling	Central	Tennis/Courts	None		
Heating	Central	Roofing	Slate		
Flooring	Hardwood, Stone	Fence	Electric Fence, Stucco Wall, Wood		
Equip/Apppl	Alarm System, Barbeque, Built-Ins, Cable, Ceiling Fan, Dishwasher, Dryer, Freezer, Garbage Disposal, Hood Fan, Microwave, Range/Oven, Refrigerator, Washer	Laundry	Inside		

GINGER GLASS
COLDWELL BANKER RESIDENTIAL BROKERAGE
LA1 | CALBRE#: 01478465

Phone/Cell p: 310-927-9307 / c: 310-927-9307
Email
Office Phone p: 310-777-6200 Ext.857

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5 **15045 VALLEY VISTA BLVD**
Sherman Oaks CA 91403

5
Beds

Baths 7.00
(3F 3T 1H 0Q)

7,200/BL
Sqft

Single Family
SP: \$4,725,000



Area	72 Sherman Oaks
Subdivision	
List Price Per Sqft	\$638
Lot Size	13,518/PR
HOA 1&2	\$0.00(N/A)
MLS#	SR16066462CN
APN	2276-024-009

Remarks : Unique, transitional Spanish gated estate on a large corner lot in prime Sherman Oaks, south of the Ventura. This spectacular home features an open floor plan with 5 BR ? 6.5 BA, living room, formal dining room, upstairs den, study/office, and home theater, in an approx. 7,200 sq. ft. home on an over 13,500 lot. A gourmet kitchen features stainless-steel appliances, breakfast area, butler's pantry leading to the dining room, and a large center island with marble countertop and bar seating. The kitchen opens to the family room, and lush yard through folding doors for indoor/outdoor living. Backyard features a large grass area, covered patio with FP, BBQ area with stainless-steel appliances, and a pool/spa. The master suite features pitched ceiling, FP, balcony, built-in bar/refrigerator, two large walk-in closets, and a spacious bath with steam shower. Designer details such as custom fixtures, finishes, and tile work. Entertainer features such as Crestron smart home, surround sound, seven FPs, temperature controlled wine room, and a large home theater. Completed by security features such as three gates with intercoms/cameras, alarm system, and cameras throughout. A must see to take in all of the features and custom details this home has to offer.

STRUCTURE INFO		LAND/LOT INFO		CONTRACT INFO		DOM 53
Year Built/Source	2016 / Builder	Zoning		List Date	03-31-2016	
View	No	Land Type	Fee	List Price	\$4,595,000	
Stories		Land Lease		Orig List Price	\$4,595,000	
Guest House	N/A	Horse Property		Status Date	05-25-2016	
PUD		Lot Acreage	0.310	Sale Type	Standard	
Sewer	In Street	Special Zone		CSO	2.50%	
Style	Spanish	Addl Parcel		Listing Type	Exclusive Right To Sell/Lease	

COMMUNITY/DEVELOPMENT	PARKING DETAILS	SALE/SOLD INFO
Tax Mello Roos	Parking Type	Contract Date
Complex/Assoc Name	Garage - 2 Car, Garage Is Attached	04-04-2016
Assoc Amenities	Total Spaces	Sold Date
Assoc Fees Include	3	05-25-2016
Assoc Pet Rules	Covered Spaces	Sold Price
Community Features		\$4,725,000
	Uncovered Spaces	Sale Terms
	Garage Spaces	Sold Price/SqFt
	3	\$656
	Carport Spaces	SP/LP
		102.83%

INTERIOR FEATURES	EXTERIOR FEATURES
# Fireplaces/Details	Pool
Den, Dining, Family Room, Living Room, Master Retreat, Patio	Heated, In Ground
Furnished	Spa
	Heated, In Ground
AC/Cooling	Tennis/Courts
Central	
Heating	Roofing
Central	
Flooring	Fence
Hardwood, Travertine	Stucco Wall
Equip/Apppl	Laundry
Alarm System, Barbeque, Dishwasher, Garbage Disposal, Hood Fan, Microwave, Refrigerator	On Upper Level, Room

AVI BARAZANI COLDWELL BANKER RESIDENTIAL B LA1 CALBRE#: 01004601		JULIE A. MOLLO SOTHEBY'S INTERNATIONAL REALTY SA1 CALBRE#: 01818207	
Phone/Cell	p: 818-528-2210	Phone/Cell	p: 323-665-1700 / c: 323-459-2789
Email		Email	
Office Phone	p: 818-788-5400	Office Phone	p: 323-665-1700

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6 **3727 LONGRIDGE AVE**
SHERMAN OAKS CA 91423

6
Beds

Baths 7.00
(6F 0T 1H 0Q)

7,226/AS
Sqft

Single Family
SP: \$4,500,000



Area	72 Sherman Oaks
Subdivision	
List Price Per Sqft	\$657
Lot Size	44,096/AS
HOA 1&2	
MLS#	15-945393
APN	2385-008-046

Directions : South of Ventura Boulevard (Longridge Estates).

Remarks : HUGE REDUCTION! Classic Tuscan villa in the prestigious Longridge Estates on over an acre of magnificent grounds capturing the true architecture and gardens of Southern Italy. Behind gates one experiences a picturesque courtyard with fountain and motor court. The grand foyer which leads to step down living room w/fireplace & formal dining room. The chef's kitchen is the true hub of the home, w/stainless appliances, brkfst bar & eat in area. This looks to the family room w/large entertainment center, full bar & fireplace. A sweeping staircase to 2nd floor w/ media room, seating twelve comfortably, gym & sauna. The master w/fp, sitting area & office, steps out to private terrace. Master bath w/2 walk-in closets, spa tub & his/hers separate areas. There are 2 additional fam bdrms, both en suite w/walk in closets & private terraces. French doors lead to beautiful gardens, enormous pool/spa. Guests enjoy gathering under the pergola w/full kitchen and BBQ, perfect for entertaining. Must see!

STRUCTURE INFO		LAND/LOT INFO		CONTRACT INFO		DOM 162
Year Built/Source	2002 / Assessor	Zoning	LARE40	List Date	09-28-2015	
View	Other	Land Type		List Price	\$4,750,000	
Stories	2	Land Lease		Orig List Price	\$6,749,000	
Guest House	N/A	Horse Property		Status Date	04-26-2016	
PUD		Lot Acreage		Sale Type	Standard	
Sewer		Special Zone		CSO	2.5%	
Style	Tuscan	Addl Parcel		Listing Type	Exclusive Right	
				Disclosure	As Is	

COMMUNITY/DEVELOPMENT		PARKING DETAILS		SALE/SOLD INFO	
Tax Mello Roos		Parking Type	Private Garage	Contract Date	03-08-2016
Complex/Assoc Name		Total Spaces	3	Sold Date	04-26-2016
Assoc Amenities		Covered Spaces	3	Sold Price	\$4,500,000
Assoc Fees Include		Uncovered Spaces		Sale Terms	
Assoc Pet Rules		Garage Spaces		Sold Price/SqFt	\$623
Community Features		Carport Spaces		SP/LP	94.74%

INTERIOR FEATURES		EXTERIOR FEATURES	
# Fireplaces/Details	3 / Family Room, Living Room, Master Bedroom	Pool	Private
Furnished	No	Spa	Private
AC/Cooling	Central, Multi/Zone	Tennis/Courts	
Heating	Central	Roofing	
Flooring	Hardwood, Stone	Fence	
Equip/Apppl	Alarm System, Barbeque, Bar Ice Maker, Built-Ins, Cable, Dishwasher, Dryer, Garbage Disposal, Hood Fan, Microwave, Range/Oven, Refrigerator, Trash Compactor, Washer	Laundry	On Upper Level, Room

JOEY VALVO JOHN AAROE GROUP LA1 CALBRE#: 01242463		JEANNE VALVO JOHN AAROE GROUP LA2 CALBRE#: 00616104	
Phone/Cell	p: 310-234-8500 / c: 310-463-2727	Phone/Cell	p: 310-625-4777 / c: 310-625-4777
Email		Email	
Office Phone	p: 310-272-8002 Ext.416	Office Phone	p: 310-272-8002 Ext.32043
JEANNE VALVO JOHN AAROE GROUP SA1 CALBRE#: 00616104		JOEY VALVO JOHN AAROE GROUP SA2 CALBRE#: 01242463	
Phone/Cell	p: 310-625-4777 / c: 310-625-4777	Phone/Cell	p: 310-234-8500 / c: 310-463-2727
Email		Email	
Office Phone	p: 310-272-8002 Ext.32043	Office Phone	p: 310-272-8002 Ext.416

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7 4020 LONGRIDGE AVE
Sherman Oaks CA 91423

4
Beds

Baths 6.00
(5F 0T 1H 0Q)

5,191/PR
Sqft

Single Family
SP: \$4,800,000



Area	72 Sherman Oaks
Subdivision	
List Price Per Sqft	\$1,039
Lot Size	33,946/PR
HOA 1&2	\$0.00(N/A)
MLS#	SR16047179CN
APN	2385-005-043

Remarks : This home located in Longridge Estates sits on a lot of approximately 34,000 square feet with a main house of 5200 square feet featuring original details in craftsmanship. Among its assets are a den with an indoor barbeque, a living room with arched performance area, and a large French style country kitchen facing a spacious backyard with large swimming pool, wine room, and several multi-purpose structures. A train track surrounding the estate was the actual inspiration for Walt Disney. A true entertainer's home!

Agent Remarks : First Brokers Open Tuesday 3/8 11-20Owner passed away on property July 2015Call or Text listing agent for showings Lauren White (818)987-7022

🏠 STRUCTURE INFO		📍 LAND/LOT INFO		📑 CONTRACT INFO	
Year Built/Source	1937 / Assessor	Zoning		List Date	03-07-2016
View	No	Land Type		List Price	\$5,395,000
Stories		Land Lease		Orig List Price	\$5,799,000
Guest House	N/A	Horse Property		Status Date	06-29-2016
PUD		Lot Acreage	0.770	Sale Type	Standard
Sewer	In Street	Special Zone		CSO	2.50%
Style	Traditional	Addl Parcel		Listing Type	Exclusive Right To Sell/Lease
👤 COMMUNITY/DEVELOPMENT		🚗 PARKING DETAILS		📄 SALE/SOLD INFO	
Tax Mello Roos		Parking Type	Carport Detached, Garage, Garage Is Detached	Contract Date	04-20-2016
Complex/Assoc Name		Total Spaces	3	Sold Date	06-29-2016
Assoc Amenities		Covered Spaces		Sold Price	\$4,800,000
Assoc Fees Include		Uncovered Spaces		Sale Terms	
Assoc Pet Rules		Garage Spaces	3	Sold Price/SqFt	\$925
Community Features		Carport Spaces		SP/LP	88.97%
👉 INTERIOR FEATURES			👉 EXTERIOR FEATURES		
# Fireplaces/Details	Den, Family Room, Library, Master Bedroom		Pool	In Ground, Private	
Furnished			Spa		
AC/Cooling	Central		Tennis/Courts		
Heating			Roofing	Composition	
Flooring	Carpet, Ceramic Tile, Hardwood		Fence	Block Wall	
Equip/Appl			Laundry		
LAUREN WHITE COLDWELL BANKER RESIDENTIAL B LA1 CALBRE#: 01957579			SHARONE BARAZANI COLDWELL BANKER RESIDENTIAL B SA1 CALBRE#: 01295849		
Phone/Cell	c: 818-987-7022		Phone/Cell		
Email			Email		
Office Phone	p: 818-788-5400		Office Phone	p: 818-788-5400	

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8 **3701 LONGRIDGE AVE**
SHERMAN OAKS CA 91423

6
Beds

Baths 8.00
(8F 0T 0H 0Q)

7,140/OW
Sqft

Single Family
SP: \$6,461,070



Area	72 Sherman Oaks
Subdivision	
List Price Per Sqft	\$910
Lot Size	48,754/VN
HOA 1&2	
MLS#	16-152190
APN	2385-008-034

Directions : Valley Vista to Longridge Ave

Remarks : This Spanish classic has been stunningly restored, offering contemporary elegance that preserves all the glamour of its storied past. Tucked behind double gates in the prestigious Longridge Estates, this incredible property sits on over an acre of land. A circular motor court surrounded by mature foliage and palms beckons guests inside, where high ceilings, expansive entertaining rooms, and a spectacular kitchen inspire entertaining. An open-plan living room is airy and bright, with vaulted beam ceilings and original copper-stamped deco fireplace. A refined formal dining room features gorgeous fixtures, and six spacious en suite bedrooms, including a staggering master suite, boast soaring ceilings and oversized windows. Enjoy modern upgrades like a fully automated smart home system, movie theater, wine room, and outdoor entertainment pergola with kitchen. A pool and spa sparkle on the hillside and beautifully landscaped grounds offer total privacy. This property will enchant.

Agent Remarks : Buyer to verify ALL MLS information, including but not limited to lot/tract codes, permits, bed/bath counts, schools and all square footage. Square footage noted in MLS is estimated including guest space, per Seller--buyer to verify. Schools provided by LAUSD School Finder. Buyer to verify School Acceptance Requirements--MLS noting of schools does not verify acceptance into school(s).

STRUCTURE INFO		LAND/LOT INFO		CONTRACT INFO	
Year Built/Source	1942	Zoning	LARE40	List Date	08-15-2016
View	Green Belt	Land Type		List Price	\$6,495,000
Stories	1	Land Lease		Orig List Price	\$6,495,000
Guest House	N/A	Horse Property		Status Date	09-27-2016
PUD		Lot Acreage		Sale Type	Standard
Sewer		Special Zone		CSO	2.5%
Style	Spanish	Addl Parcel		Listing Type	Exclusive Right
				Disclosure	As Is
COMMUNITY/DEVELOPMENT		PARKING DETAILS		SALE/SOLD INFO	
Tax Mello Roos		Parking Type	Driveway, Driveway Gate, Garage - 3 Car, Private	Contract Date	08-18-2016
Complex/Assoc Name		Total Spaces		Sold Date	09-27-2016
Assoc Amenities		Covered Spaces		Sold Price	\$6,461,070
Assoc Fees Include		Uncovered Spaces		Sale Terms	
Assoc Pet Rules		Garage Spaces		Sold Price/SqFt	\$905
Community Features		Carport Spaces		SP/LP	99.48%
INTERIOR FEATURES			EXTERIOR FEATURES		
# Fireplaces/Details	Den, Exterior, Living Room, Master Bedroom		Pool	In Ground	
Furnished	No		Spa	In Ground	
AC/Cooling	Central		Tennis/Courts		
Heating	Central		Roofing		
Flooring	Hardwood		Fence		
Equip/Apppl	Built-Ins		Laundry	Room	
CRAIG KNIZEK THE AGENCY LA1 CALBRE#: 01377932		BILLY ROSE THE AGENCY LA2 CALBRE#: 01302611		JOHN PORTMAN PALISADES REALTY SA1 CALBRE#: 01403431	
Phone/Cell	p: 818-618-1006 / c: 818-618-1006	Phone/Cell	p: 424-230-3702 / c: 310-650-2999	Phone/Cell	p: 310-459-5886 / c: 818-645-3681
Email		Email		Email	
Office Phone	p: 424-230-3700	Office Phone	p: 424-230-3700	Office Phone	p: 310-459-5886 Ext.250

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. MLSPLUS™ Copyright © 2016 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Marina Clark CalBRE#:01511295 | DMCA