



\$ 1,599,000



13307 Otsego St, Sherman Oaks, CA 91423

- » Beds: 3 | Baths: 1 Full, 1 Half
- » MLS #: SR25248336
- » Single Family | 1,854 ft² | Lot: 9,088 ft²
- » More Info: 13307OtsegoSt.IsForSale.com



Billy Wynn
 (818) 261-3400 (Mobile)
 (818) 261-3400 (Text)
billywynn11@gmail.com
<https://billywynn.remax.com>

RE/MAX

RE/MAX ONE
 6355 Topanga Canyon Blvd
 #100
 Woodland Hills, CA 91367
 (818) 261-3400

Fall in love with this gorgeous single level Pool home in the heart of Sherman Oaks. 3 bds, 2 bath, Formal Living Room, Formal Dining, Family Room - nearly 1900 Sq. Ft. on a 9000+ lot, bright, airy - many windows, sliding glass doors and French doors allow sunshine and natural light into almost every room throughout the day. Step inside to a spacious floor plan with an inviting flow that's move-in ready. Formal Dining w/ designer wall moldings, Formal Living room w/ peg and groove wood floors and elegant fireplace, crown molding, two sets of double French doors that lead out to the brick patio and park like yard with real grass, fruit trees and an epic Elm tree complete w/ teeter totter for hours of play. Chef's kitchen - 6 burner Stove, double oven, w/ granite counters, stainless steel appliances, custom cabinetry all showcased with 15 ft A-frame ceiling and exposed attic window, cozy breakfast seating that looks out onto the rose garden and has direct access to rear yard and BBQ. Huge family room with pitched ceiling, recessed lighting, graced w/ horizontal wood plank walls - feels like you're watching TV in a groovy rustic, mid century cabin. Step out to the back yard patio, lounge, dine, swim, garden - spend hours outside in a property that truly is built for indoor/outdoor living. Enjoy the 6 ft. tall wooden fence and lush hedges completely surrounding the property, offering ultimate privacy, security and safety. A detached two-car garage

