

MAGNOLIA WOODS 1 LEVEL 4 BEDROOM PLUS 2 BATH STUNNER!



\$ 925,000



5246 Norwich Avenue, Sherman Oaks, CA 91411

WEB: 5246NorwichAvenue.com

- » Beds: 4 | Baths: 2 Full
- » MLS #: SR19123127
- » Single Family | 1,650 ft² | Lot: 7,646 ft²
- » LARGE LOT 7,646 SQFT! AMAZING HUGE ADU POTENTIAL! LUSH & DROUGHT FRIENDLY LANDSCAPE!
- » LUSH & DROUGHT FRIENDLY LANDSCAPE! ALMOST 1,700 SQUARE FEET! CENTRAL AC! SECURITY SYS
- » OVER-SIZED 2 CAR GARAGE W WORK-AREA & BONUS ROOM - 656 SQFT! INCLUDES WASHER, DRYER & FRIG!
- » COOKS EAT-IN KITCHEN W CORIAN COUNTER, STAINLESS APPLIANCES! DINING ROOM!

QR Code



Billy Wynn
(818) 261-3400 (Mobile)
(818) 261-3400 (Text)
billywynn@pacbell.net
<http://www.BillyWynn.net>

RE/MAX

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

New Listing! Welcome to the highly sought out "Magnolia Woods" neighborhood that offers the Best of The Best! This well-loved single level home lovingly adorned by the same owners since 1963 boasts 3 sprawling bedrooms plus 2 bathrooms. 1,650 SqFt of charm! Awesome & Zen-like curb appeal showing beautiful drought friendly front & back landscaping w four glorious fruit trees for shade & tranquility. Sidewalk w designer cobblestones lead to huge concrete brick lined driveway! Custom Brick entry! You will love the gated driveway & pitched roof. Enter your "Shangri La" & you will find smooth ceilings, recessed lighting, crown moldings PLUS ceiling fans! Copper plumbing, Central A/C & a home alarm security system. The cook will delight in the eat-in kitchen w Stainless Steel appliances including dishwasher, 4 burner oven range, hood & microwave. Corian Counters w Designer tile back splash! Breakfast Bar! Double Door Refrigerator included too! Entertain in the formal dining room or relax in living & family rm. Convertible den! Hardwood flooring surprise may be under carpets! Custom window treatments! Master suite w mirrored wardrobe closets. Stroll to the beautiful yard w covered patio plus vegetable garden! Auto sprinklers too! Laundry area w Side By Side Washer & Dryer! Wait till you see the HUGE OVER-SIZED 656 SQFT 2 car detached garage w bonus room & storage workshop area! AMAZING HUGE ADU POTENTIAL! Close to excellent schools, restaurants & EZ access to all! Award winning Kester Avenue Elementary School.

