

Property Features

4317 MAMMOTH AVENUE, #1
SHERMAN OAKS, 91423

- Unique 2,209 sq.ft. 2 Bed, 2.5 Bath Front Unit of 7-Unit Complex
- 2-Story Living Room with Clerestory, French Mullion Windows
- 3 Balconies and 3 Fireplaces
- Primary Bedroom is Massive with Gorgeous Tin Ceilings and Balcony
- Primary Bedroom has Custom Built Walk-In Closet
- Primary Bathroom has Dual-Sink Vanity, Ball and Claw Foot Tub and Separate Shower
- Secondary Bathroom Completely Remodeled in March 2022 with Permits
- Secondary Bedroom has Custom Built Walk-In Closet and Balcony
- Direct-Entry 2-car Garage with Washer/Dryer Hookups & Closet Under Stairs
- Bonus Room Off Garage Appx. 18' x 16' Can Be Used as Office/Den/Guest Room
- Storage Area Off Bonus Room –Appx. 19'x 16' Crawl Space with Concrete Floor
- Completely Painted Throughout in August 2022
- New Recessed Lights Throughout
- New Electrical Outlets Throughout
- New Carpets Throughout
- Fabulous Location Nearby Boulevard, Freeways, Super Ralph's and Great Restaurants Such As: *Petit Trois, Sweet Butter, Tekila, The Local Peasant, Mendocino Farms and so much more!*

2 BEDROOMS — 2.5 BATHROOMS — 2,209 SQ.FT. — \$425/M HOA

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