## 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



© 2022 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.