



serene modern sanctuary

sherman oaks, ca

310.915.9000

3816 Main St, Culver City

residential & commercial

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playa realty

CA DRE# 01251369

serene modern sanctuary property overview

3522 Knobhill Dr, Sherman Oaks, CA 91423



2+loft/3
bed/bath

±2,395 SF
building SF

±25,809 SF
lot SF

\$1,795,000
price

private oasis in sherman oaks

Step onto the gleaming hardwood floors into a beautiful contemporary home with multiple living areas to suit the desires of any homeowner. The gourmet chef's kitchen features a commercial grade stove, rich wood cabinetry, and an eat in nook overlooking the picturesque nature views. The spacious master bedroom suite affords an escape from the day, while the top floor loft offers privacy and showcases tree-top views and is perfect for an idyllic guest room. Relax by the poolside, surrounded by the tranquil serenity of Sherman Oaks.



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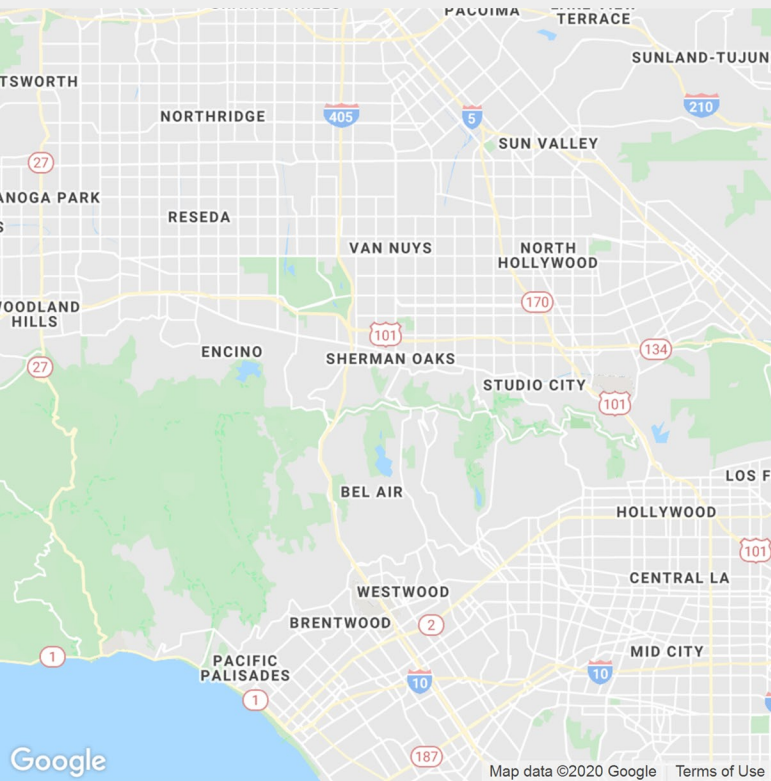
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serene modern sanctuary area overview

3522 Knobhill Dr, Sherman Oaks, CA 91423



69,398
population

30,380
households

\$67,169
median income

38
median age

driving distances from property

nearby cities		local points of interest	
Van Nuys	±4.1 mi	Charter Elementary	±0.8 mi
Hollywood	±5.1 mi	The Buckley School	±1.5 mi
Encino	±6.2 mi	Fossil Ridge Park	±1.7 mi
Westwood	±6.4 mi	Westfield Fashion Square Mall	±2.1 mi
Burbank	±11.1 mi	Sherman Oaks Rec. Center	±2.1 mi
Glendale	±13.6 mi	Sherman Oaks Galleria	±2.3 mi
Culver City	±14.0 mi	Dixie Canyon Elementary	±2.4 mi
Santa Monica	±14.2 mi	Van Nuys Middle School	±2.7 mi
Venice Beach	±14.9 mi	Castle Park	±2.8 mi
Downtown Los Angeles	±17.9 mi	Van Nuys High School	±4.6 mi
Inglewood	±18.0 mi	Ulysses S. Grant High School	±4.9 mi
Pasadena	±20.1 mi	Universal Studios	±6.6 mi

±1.1 mi	±3.9 mi	±2.0 mi	±9.8 mi	±1.3 mi

sherman oaks

Sherman Oaks is an upscale neighborhood of the San Fernando Valley well known for its quiet, comfortable suburbs and trendy retail and restaurant scene. Nestled right by the Santa Monica mountains, there are miles of beautiful hiking trails and scenic views to enjoy. Popular features of the area include the infamous open-air Sherman Oaks Galleria and the Westfield Fashion Square Mall with several options for dining, shopping, and more.

Ventura Boulevard is a walkable shopping district, lined with a variety of local cafes, restaurants, and shops, as well as many of Los Angeles's favorite restaurants such as Mendocino Farms, Blu Jam Cafe, and In-N-Out. Located between Encino, Van Nuys, Studio City, and Bel Air, Sherman Oaks is in close proximity to the 101, 134, and 405 freeways, offering easy access to Hollywood and Downtown Los Angeles.



Images courtesy of SRM Real Estate Group, Forbes, and IMT Residential

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about us

playa realty is a boutique firm located in the Heart of Culver City, servicing both **residential** and **commercial** real estate needs. Services include **sales, leasing, and management**. With a team lead by **Monica Trepany** and her years of expertise, the firm delivers the highest quality service in the industry.

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