



\$ 799,000

14353 Emelita St, Sherman Oaks, CA 91401

- » Beds: 2 | Baths: 1 Full
- » MLS #: SR23051747
- » Single Family | 1,202 ft² | Lot: 6,750 ft²
- » More Info: 14353EmelitaSt.com



Anngel Benoun
 Randye Saunders
 (818) 521-4035
 (818) 645-8575
 Anngel4re@earthlink.net
<http://Anngelbenoun.com>

Dilbeck Real Estate
 17279 Ventura Boulevard
 Encino, CA 91316
 (818) 728-2200

MULTIPLE OFFERS. BEST/FINAL OFFERS MUST BE SUBMITTED NO LATER THAN WEDNESDAY 5/3/23 AT 10:00 AM TO BE CONSIDERED. Wonderful vintage traditional home with good bones and great potential in desirable Sherman Oaks neighborhood. Well maintained and loaded with possibilities to update, expand and/or add ADU. Ideal for entry level buyer or investor seeking a project. Darling curb appeal and filled with great interior character. Spacious living room features pretty crown moldings, brick fireplace with mantel, built in-shelving/cabinets, French doors to backyard and wonderful alcove window overlooking the front yard. True formal dining room includes hardwood floors, crown moldings and wainscoting. Nice sized kitchen is ready for remodeling and includes a breakfast area and door to the rear patio and yard beyond. Bedrooms feature hardwood floors, ample closet space and some crown moldings Original full bath with separate shower and tub is waiting to be updated. Separate laundry room with storage closet, cabinetry and pantry. Inviting backyard includes a large covered porch/patio and quaint yard with grassy play area, lush landscape and fruit trees. Gated drive leads to detached garage. All this and the roof was replaced in 2019. Great value in great area. BEST SALE sold AS IS. Hurry, won't last!

