

# Welcome Home



\$ 2,900,000



16012 Meadowcrest Rd, Sherman Oaks, CA 91403

- » Beds: 4 | Baths: 4 Full
- » MLS #: SR22034961
- » Single Family | 3,097 ft<sup>2</sup> | Lot: 12,768 ft<sup>2</sup>
- » Best street in Royal Woods neighborhood of Sherman Oaks!
- » Easy access to West Side and Valley but NO Freeway Noise!
- » More Info: 16012MeadowcrestRd.com



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**RE/MAX**

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Lovely single level custom built traditional w/Spanish contemporary flair, over 3000 sq.ft on the best street in Royal Woods neighborhood of Sherman Oaks, South of Ventura Blvd. up in the hills. 12 minutes to UCLA, close to 405 & 101, EZ access to Westside & Valley. No freeway noise. Sitting proud above street w/ brick accented circular driveway, double door entry & framed by sky-high billowy bamboo, pine trees and lush landscaping & bubbling fountains set this house apart. New exterior paint. Formal foyer w/wood beam pitch ceiling entry, spacious designer guest bath, elegant lighting, textured walls throughout, recessed lighting, dramatic skylights in many rooms, oversized granite framed fireplace w/remotestart up, updated kitchen, double door sub zero fridg, double oven, 5 burner range, built in micro, new white shaker cabinets w/soft close - extra cabinets, drawers & storage, quartz counters, 3 pantry's - access to rear yard from breakfast area and oversized window looking out onto lush greenery. Formal dining room, family room, living room, AC, solar All bathrooms updated with quartz countertops, designer tile, tile floors, clear sapphire stall shower glass, new vanity & cabinets, primary has access to back yard, 3 bedrooms ensuite, 4th bed converted to huge utility room w/ closet, washer/dryer - more storage & giant pantry. Classic professors' office w/ pitched ceiling, floor to ceiling shelves & custom corner desk unit, w/large window looking out to rear patio & big grassy yard. Catch the colorful afterglow of western sunsets in the backyard that features classic deep pool & spa, covered patio & 3 separate areas for seating and lounging, meyer lemon, roses, purple morning glory's, zen fountain, brick walkways & landing area, lovingly manicured for years, clean, spacious side yard for gardening projects or dog run. Solid, beautiful family home in best area of the valley. Neighborhood Dedicated Patrol.

