

"Welcome Home"



15974 Tobin Way, Sherman Oaks, CA 91403

- » Beds: 5 | Baths: 3 Full
- » Single Family | 2,766 ft² | Lot: 10,412 ft²
- » Classic 2 story traditional awaits your vision * Never on market before, original owner
- » Huge flat Cul-De-Sac on best street in coveted Royal Woods Neighborhood of Sherman Oaks
- » Two Fireplaces * Kitchen w Eat-in Breakfast Area * Refrigerator, Washer & Dryer
- » More Info: 15974Tobin.com



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New Listing - Classic 2 story traditional awaits your vision - Never on market before, original owner - View home located at the end of a huge flat Cul-De-Sac on best street in coveted Royal Woods pocket of Sherman Oaks. Impressive French inspired balcony spans the entire front facing second floor. Formal staircase entry is flanked by large living room, with marble fireplace and formal dining room w/double door entry- both rooms have French pane windows with custom window treatments and views out to the neighborhood. An expansive kitchen footprint includes - eat-in breakfast area, secretary area, porcelain floors, plenty of cabinet and counter space, two pantries, double oven, refrigerator, dishwasher, microwave. The large laundry room includes lots of cabinets and side by side washer and dryer. Good sized family room w/vintage wet bar sits directly off kitchen and leads to big, bright, sunny lanai which looks out on to green grass, rose bushes, yucca, philodendron, ash, oak, crepe myrtle trees and various fruit trees. Primary bedroom features marble fireplace, walk in closet, private bathroom w/double vanity -full access to second story balcony. The other three bedrooms are very spacious with walk-in closets, built in drawers and large windows. Central Air! Secure direct access into home from large 2 car attached garage with concrete driveway, large grassy yard, low maintenance pitched roof. Kids' side play yard perfect for a ping pong table, hoops, hopscotch, chalk art. EZ westside access - Mulholland Corridor, 405, 101, UCLA, Westwood, are minutes away. Close to Ventura Blvd - Skirball Cultural Center, restaurants, shops. Bring your creative imagination and realize your dream home!!

