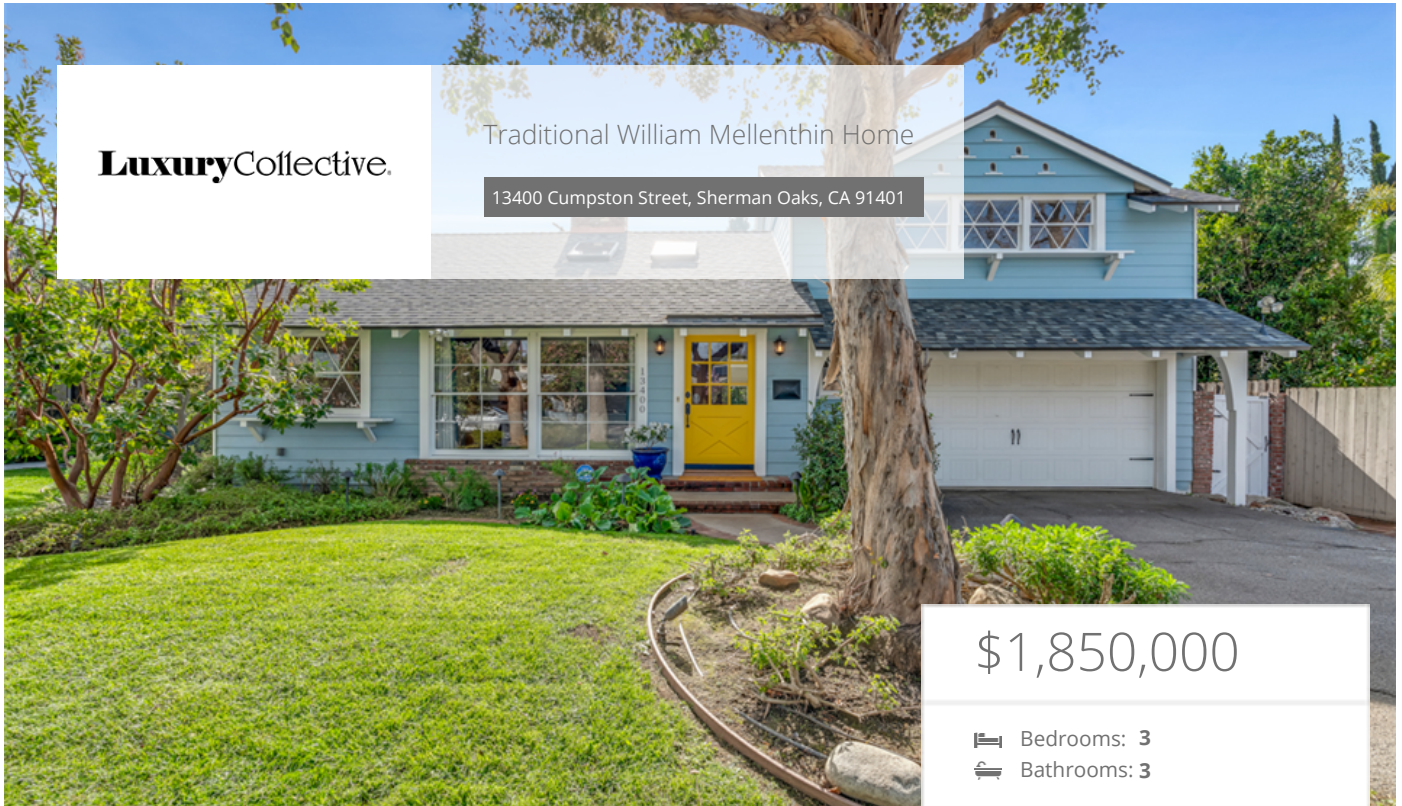


LuxuryCollective.

Traditional William Mellenthin Home

13400 Cumpston Street, Sherman Oaks, CA 91401



\$1,850,000

🛏 Bedrooms: 3
🚿 Bathrooms: 3

EXTRAS:

- Bonus Room
- Central Air
- Fireplace
- Living Space: 2,430 sq ft
- Lot Size: 7,882 sq ft

Property Description

Happiness is the first word that comes to mind as your eyes set upon this storybook home! Welcome to 13400 Cumpston. A William Mellenthin home that he, himself, would be proud of today. Adorned with his hallmark features of doves, high beamed ceilings, double sided fireplace & large picture windows that bathe the living area in natural light! This semi-open concept 3 Bedroom, 3 Bathroom home with over 2,400 Sqft of living space seamlessly combines relaxation & entertainment. The living room is filled with warmth & embellished with custom built-ins, wood trim, fireplace with a limewash finish & custom mantle, soaring shed style ceiling with exposed beams & multiple skylights. The living area flows into the dining room, the perfect place for formal dining with built-in shelving & diamond pane window.

Family room with a beautiful brick fireplace, large skylight with remote blind, custom built-in entertainment with the added convenience to access from both the front & back of the console. The sellers thought of everything with the addition of bifold glass doors that allow for privacy from the family room to the flex space, all while allowing light to flow through & providing undisturbed views of the tranquil backyard.

Custom Gourmet Kitchen is any aspiring chef's dream with custom cabinetry, granite counters, tile backsplash with European Mural, Oversized Farmhouse style Cast Iron Sink, Dishwasher, 5 Burner Gas Cooktop & Hood, Stainless Refrigerator & Dual Stainless Steel Ovens, Microwave Oven & Wine Fridge. Oversized island with service sink, lower drawers & cabinets on both sides, along with plenty of seating along the raised bar top. The expansive kitchen boasts unique finishes such as a custom pet feeding drawer & shelf for pet dining, glass front cabinets for displaying your fine dishes &/or ornaments, along with a built-in desk. First Level Bedroom is complete with carpet floors, a spacious closet & an ensuite bath including marble floors, shower with built-in bench seating & Kohler fixtures. With floor to ceiling windows, the permitted flex area is drenched with natural light & is the ideal place for a gym, entertainment area, a cabana room & more! Laundry area with newer Whirlpool side by side Washing Machine & Dryer, along with built-in cabinetry & utility sink. Half bath off the flex area with added storage, limestone counters, & Kohler fixtures.

Original hardwood floors in much of the home, including areas with tile & carpeting. Kohler fixtures & Restoration hardware lighting throughout the home. Ceiling fans throughout add comfort & airflow. Abundance of storage & more! Step out to your backyard Oasis & enjoy SoCal living at its finest with a sparkling pool recently resurfaced with Pebble Tec finish & made more beautiful with highlights of glass, shell & colored LED lighting. Rinse off after a swim at your very own outdoor shower. The front yard has been refreshed with the recent addition of more shrubs & flowers, & you can enjoy indulging from your own yard with Orange, Meyer Lemon, Tangelo, Strawberry tree & more!

Enjoy the benefit of savings with New Interior Paint, Newer 40yr Composite roof, Tankless Water Heater & HVAC with the installation of 3 Heating & Cooling Zones & easy function with Smart Thermostat & App Control, full bath upstairs has recently had bathtub reglazed. Copper Plumbing, Majority double pane windows, yet keeping the few traditional windows that complement the style of the home. Minutes to some of Sherman Oaks best shopping & dining on Ventura & Burbank, the Westfield Shopping mall and easy access to the 101 & 170.



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