

James P. Casey
Custom Real Estate Services
Proudly Presents...



13721 Chandler Blvd.
Sherman Oaks, CA 91401

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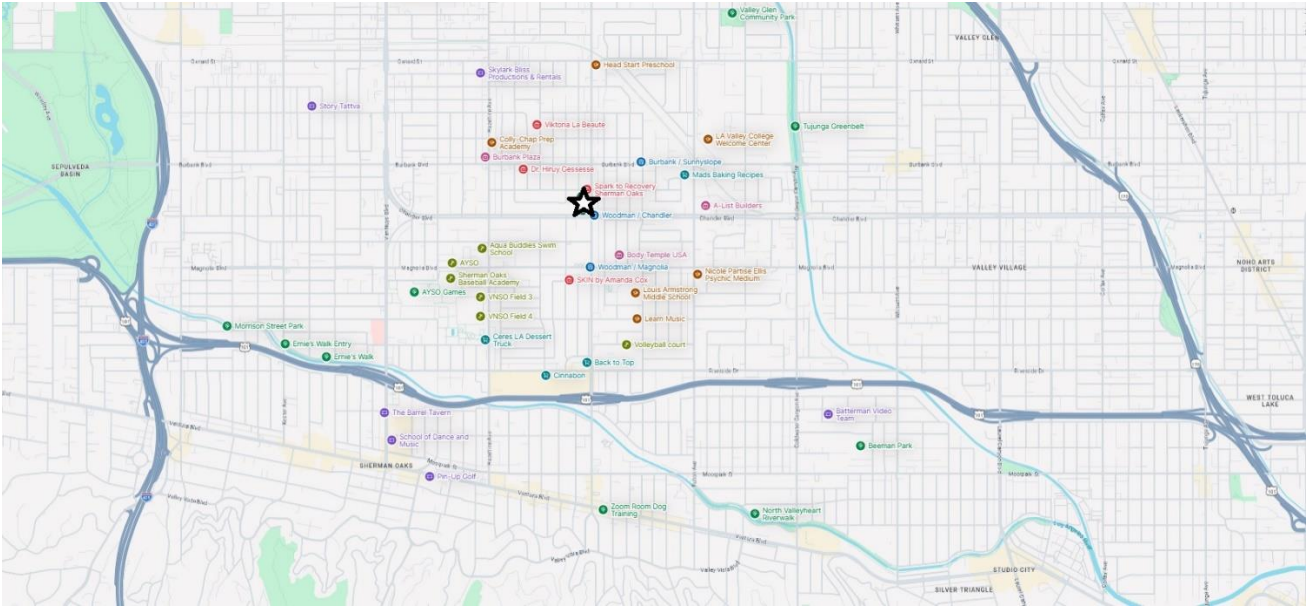


Welcome to 13721 Chandler Blvd.... This beautiful cottage style home is move in ready or ready for a complete makeover. Located on the prestigious, tree-lined Chandler Blvd., this is an oasis of privacy with an extraordinary 11,586 s.f. lot. Mature landscaping includes fruit and flowering trees, planting areas, a Pergola covered outdoor dining area with a gas fireplace and built in barbeque. Inside you'll fall in love with the hardwood floors, beamed cathedral ceiling, exercise room, custom kitchen, pantry and laundry room. The backyard has room for a pool or a guest house or ADU.

Every home tells a story. I hope you enjoy your tour and find within the pages of this *Homebook*® all the information you need to help you appreciate this amazing property. Enjoy!

- James P. Casey

Location Map

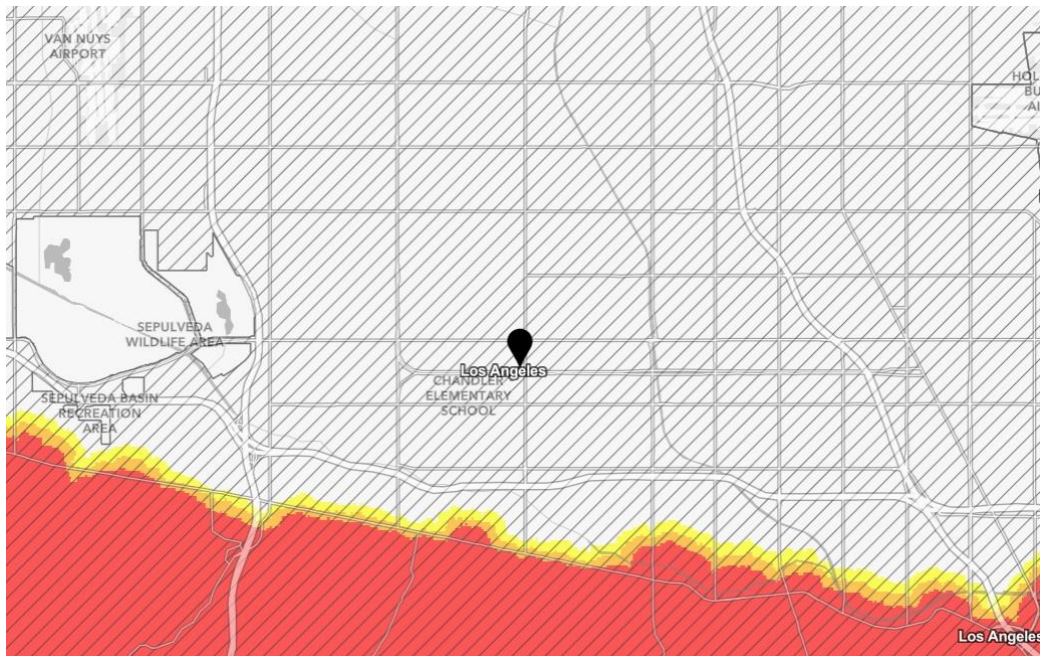


Aerial View



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Fire Zone Map



Community

Explore this City

Sherman Oaks

Located in the San Fernando Valley, the Sherman Oaks neighborhood was developed in the 1920s as a calm retreat from Los Angeles life. In the mid-1900s, new roads made it easier to cross the Santa Monica Mountains and reach places like Beverly Hills, attracting a wave of new residents. Today, it's known for more than just its convenient location. The community now offers a vibrant mix of restaurants and shops, as well as local parks and hiking trails that support an active lifestyle. Sherman Oaks has a diverse housing market, with homes in a variety of styles, sizes and price points. Single-family residences make up the largest share, including modest midcentury ranch-style homes and large, custom hillside estates, along with many options in between. Most houses sell between the low \$700,000s and around \$2.5 million, while high-end places in the hills can go from \$5 million up to about \$20 million. Condos and townhouses are also available, generally priced from the mid-\$300,000s to just over \$...

Explore Sherman Oaks

List Price Range

\$499K - \$6.1M

Homes For Sale

244

Average Home Value

\$1,865,733

Median Lot Size

7,405 Sq Ft

Average House Size

2,398 Sq Ft

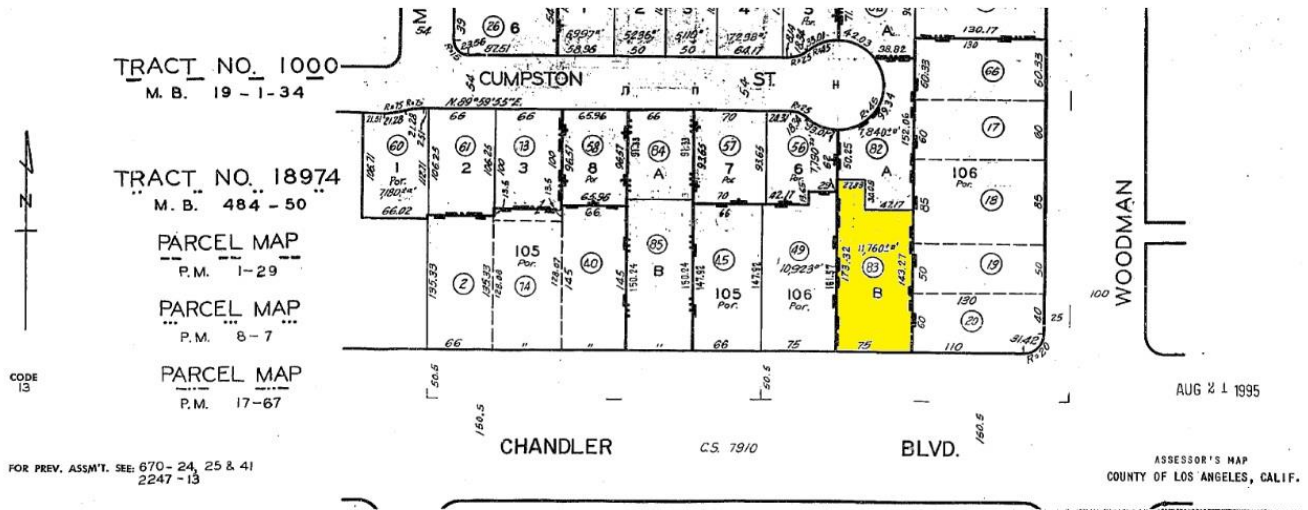
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Site/Floor Plans

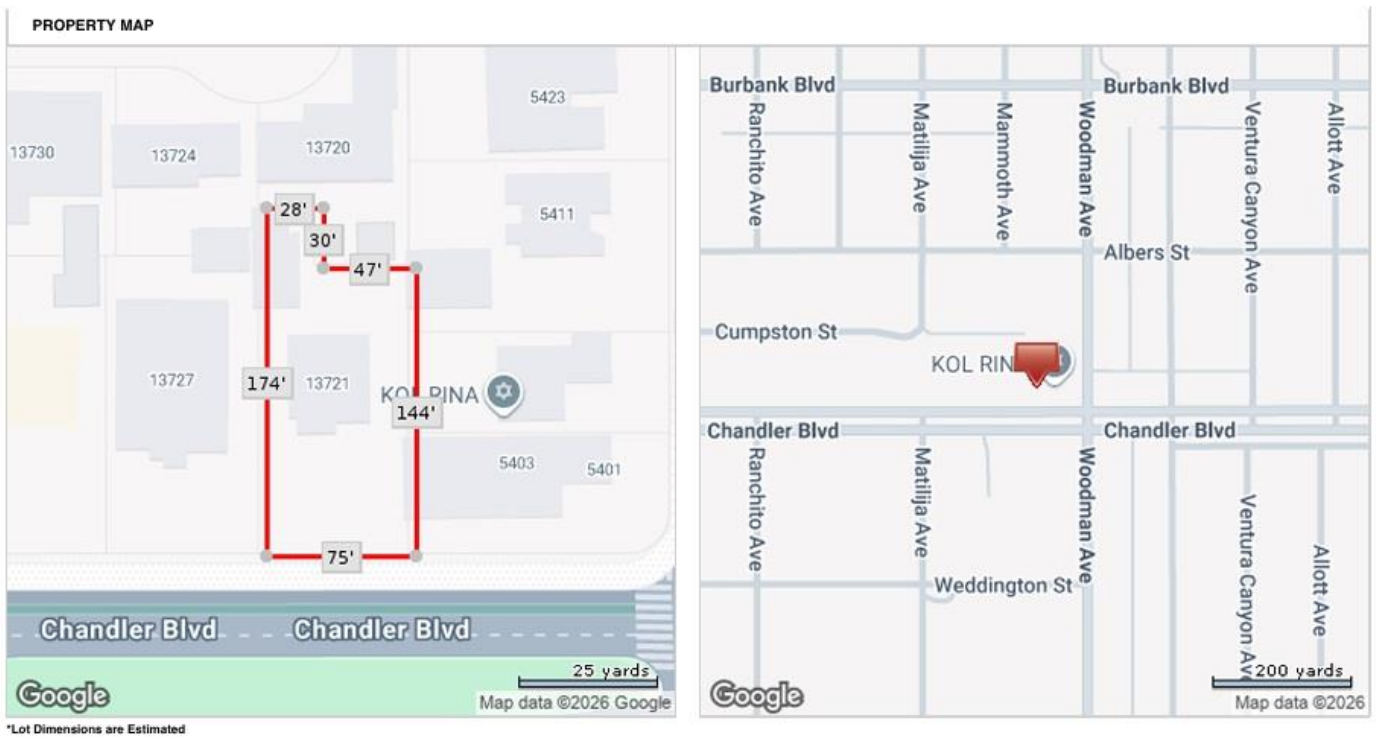
13721 Chandler Blvd Sherman Oaks, California



Assessor Map



Lot Dimensions:



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Details...

Year Built: 1925

Assessor's Parcel Number: 2247-014-083

Lot Size: 11,586 s.f. per assessor

Legal: P M 1-29 LOT B

Amenities: 2 Bedrooms, 1 Bath (Full bath with shower in tub).

Finished Space: 1,420 s.f. per assessor.

Roof: Composition Shingles (see inspection report)

Exterior Walls: Stucco with Wood trim.

Windows: Wood sashes, single pane glass with screens.

Foundation: The foundation consists of concrete stem walls, cripple stud walls and pier and post construction. The foundation is old but overall appeared to be intact and has been seismically retrofitted (see inspection report).

Gutters: Yes

Driveway: Exposed aggregate concrete with brick accents.

Street: Asphalt with Concrete Curbs and Gutters.

Landscaping: Mature trees and shrubs. Fruit trees and planting areas. Flagstone paths and planting areas.

Fencing: Block walls and Wrought Iron at front of property.

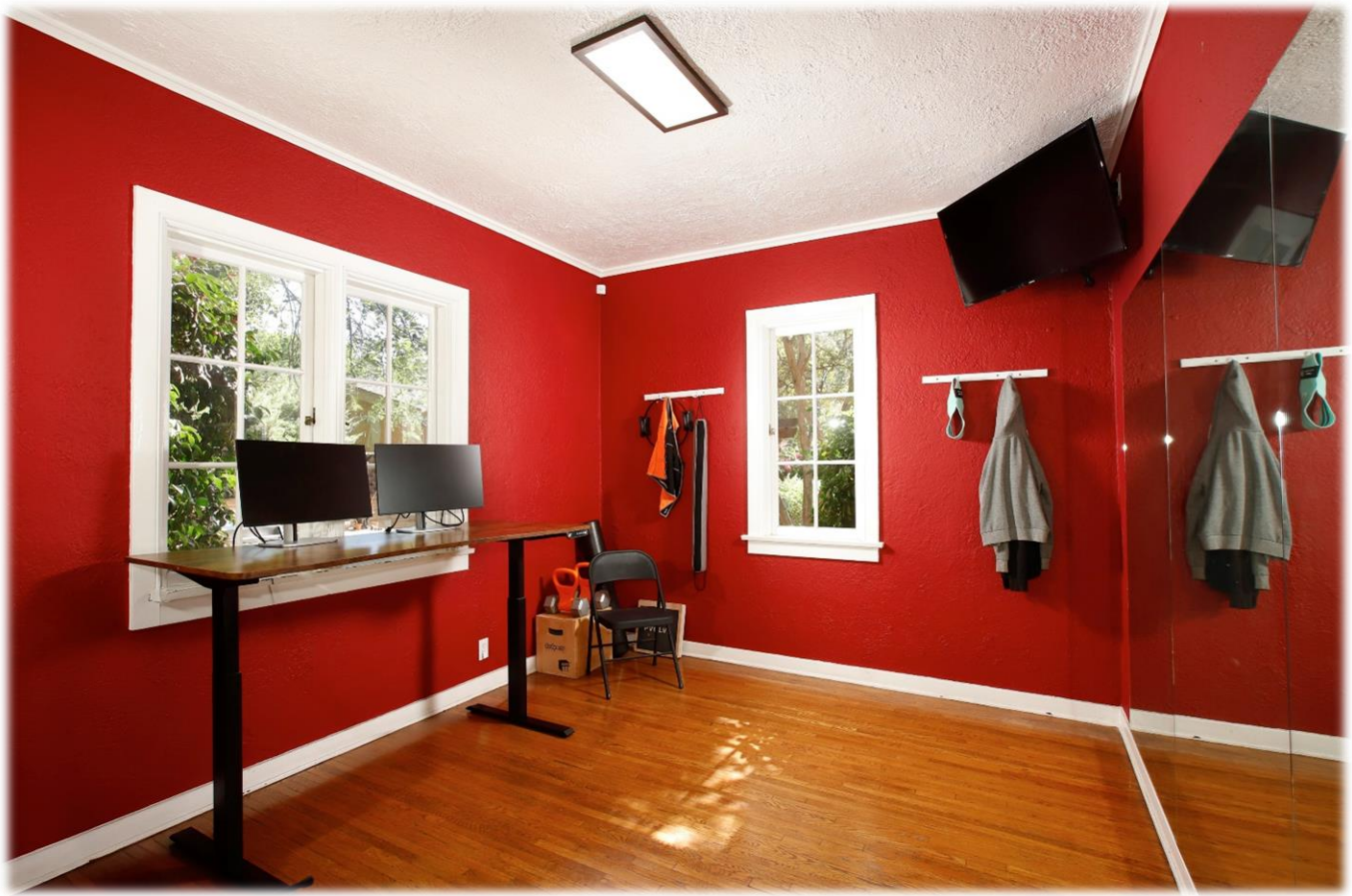
Garages: 2 Car detached.

Exterior Lighting: Accent lighting on sidewalks.

Room by Room Details...



Living/Dining Room: *Measuring roughly 15' x 26', this large room features a beamed cathedral ceiling, hardwood floors and white woodwork. There's a remote operated ceiling fan/light and an electric fireplace. The original wood burning fireplace was capped, but could be restored to its original condition. The recessed, flat panel television is included in the sale. There are surround sound speakers in the ceiling that have never been used by the current owners. Speaker wiring leads to the hall closet.*



Exercise: *Measuring roughly 10' x 12' the exercise room features a wall of mirrors, hardwood floors, painted woodwork, two windows and an overhead light. The built-in cabinetry (lower left photo) is from the original use of this area as a formal dining room.*



Kitchen: *Measuring roughly 8' x 14', the kitchen features custom cabinetry, Caesar stone countertops, subway style back splashes, Spanish tile floors, a Viking stove with stainless steel exhaust hood, a stainless KitchenAid dishwasher, an Amana refrigerator, and a Culligan water filtration system under the stainless kitchen sink. All appliances are included in the sale.*



Laundry: conveniently located adjacent to the kitchen, the laundry room features an abundance of built in cabinetry including a pantry cabinet (not shown) and a crafting or folding area with a daylight window overlooking the back yard. The washer is connected to a gray water drain system that allows you to water the backyard trees or switch to the city sewer line. More details are available for operation of this system. The LG brand washing machine and the electric Maytag dryer are included in the sale.





Mudroom: *conveniently located adjacent to the laundry room, the owners use this space for storage and a floor freezer. There is a pet door into the laundry room.*



Bedroom 1: *measuring roughly 12' x 13', this bedroom features hardwood floors, three north facing windows, white painted woodwork, a ceiling fan and a walk-in closet.*



Primary Bath: *Tile floors, subway tile walls, a porcelain tub with shower, and a pedestal sink highlight this period bathroom. There's an overhead light and an operable window.*



2nd Bedroom: *Measuring roughly 12' x 13', this bedroom features three windows, hardwood floors, painted woodwork, and a walk-in closet with built-in shelves and drawers.*

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Garage and Backyard: *the two car, detached garage is missing garage doors and a service door. The backyard is paved with asphalt with room for RV parking or multiple cars.*

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Future ADU: *Directly behind the two-car garage is the location of a former tiny house that was demolished and removed recently. The sewer, water, and electrical utilities are still in place for a future build out or a pool.*



Patio: *The exposed aggregate and brick patio is highlighted by a lighted wood pergola eating area and a gas grill, stainless wash sink, and a gas fireplace; all to remain with the property.*



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Mechanical Details

Electrical: *The main service panel at the east exterior consists of one 200 amp double pole (main disconnect), one 50 amp double pole, one 30 amp double pole, twenty-two 20 amp and two 15 amp breakers.*

Heating and Air Conditioning: *Central Forced Air (Rheem brand). Heater: 100,000 BTU. Air Conditioner: 5 Tons. The heating/air conditioning system is approximately twenty-eight years old ('98), beyond its expected service life and the air conditioner is in disrepair (disclosed). Recommend consulting a heating/air conditioning contractor for further review. An estimate of approximately \$2,100 to repair the blower and circuit board is available.*

Water Heater: *The 40 gallon water heater (Bradford White brand) at the east exterior is approximately four years old ('22 or newer).*

Plumbing: *Copper.*

Security System: *Hardwired security system is inactive. Owners have a wireless SimpliSafe system that they will be taking with them.*

Security Lighting: *Flood lights over garage doors.*

Sprinkler System: *Automatic. Note: There is a water piping submeter for the irrigation system at the front exterior.*

Water Filtration System: *Culligan brand water filtration system at the kitchen sink.*

Schools

Chandler Elementary School

Elementary

Public School

Grades K-5

Los Angeles Unified School District

School Details

Address
14030 Weddington St, Sherman Oaks, CA 91401

Phone
(818) 789-6173

Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche

Update Frequency: Quarterly

School Facts	Chandler Elementary School	Los Angeles Unified School District
Overall Grade	A-	B+
Total Enrollment	414	419,929
Students per Teacher	22:1	19:1
Students in Free Lunch Program	57%	81%
Academic Grade	A-	B
Average GPA	–	3.45 (out of 67,286 responses)
Math Proficiency	57%	28%
Reading Proficiency	59%	41%
Gifted Students	5%	–
AP Enrollment	–	–
Graduation Rate	–	84%
Average ACT Score	–	24 (out of 2,013 responses)
Average SAT Score	–	1090 (out of 17,922 responses)
Teacher Grade	A	A-
Average Teacher Salary	\$103,753	\$103,753
Teachers in 1st or 2nd Year	14%	9%

Louis Armstrong Middle School

Middle

Charter School

Grades 6-8

Los Angeles Unified School District

School Details		School Facts	Louis Armstrong Middle School	Los Angeles Unified School District
Address		Overall Grade	B+	B+
5041 Sunnyslope Ave, Sherman Oaks, CA 91423		Total Enrollment	1,212	419,929
Phone		Students per Teacher	21:1	19:1
(818) 528-1600		Students in Free Lunch Program	55%	81%
Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly		Academic Grade	B+	B
		Average GPA	3.60 (out of 55 responses)	3.45 (out of 67,286 responses)
		Math Proficiency	38%	28%
		Reading Proficiency	59%	41%
		Gifted Students	25%	–
		AP Enrollment	–	–
		Graduation Rate	–	84%
		Average ACT Score	–	24 (out of 2,013 responses)
		Average SAT Score	1220 (out of 16 responses)	1090 (out of 17,922 responses)
		Teacher Grade	A	A-
		Average Teacher Salary	\$103,753	\$103,753
		Teachers in 1st or 2nd Year	8%	9%

Ulysses S. Grant High School

High

Public School

Grades 9-12

Los Angeles Unified School District

School Details

Address

13000 Oxnard St, Van Nuys, CA 91401

Phone

(818) 756-2700

Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche

Update Frequency: Quarterly

School Facts

Ulysses S. Grant High School

Los Angeles Unified School District

Overall Grade

A-

B+

Total Enrollment

1,798

419,929

Students per Teacher

21:1

19:1

Students in Free Lunch Program

96%

81%

Academic Grade

B

B

Average GPA

3.50 (out of 659 responses)

3.45 (out of 67,286 responses)

Math Proficiency

27%

28%

Reading Proficiency

62%

41%

Gifted Students

12%

–

AP Enrollment

–

–

Graduation Rate

89%

84%

Average ACT Score

23 (out of 14 responses)

24 (out of 2,013 responses)

Average SAT Score

1100 (out of 158 responses)

1090 (out of 17,922 responses)

Teacher Grade

A+

A-

Average Teacher Salary

\$103,753

\$103,753

Teachers in 1st or 2nd Year

6%

9%

About the Agent...



James P. Casey
Custom Real Estate Marketing
Harcourts Cornerstone Realty Group
818-641-9050
jim.casey@h-crg.com

- * 40 Years' Experience in Residential Real Estate
- * Bachelor of Arts in Architecture at University of Minnesota
- * Internationally Recognized Sales Trainer and Speaker
- * Former Coldwell Banker University Instructor
- * Featured Guest on the RE/MAX Satellite Television Network
- * Co-Founder of RealEstateTechnologyExperts.com
- * Extensive Remodeling and Historic Preservation Background
 - * Proud Sponsor of Bark Avenue
 - * Former Burbank Heritage Commissioner
 - * Executive Officer for Preserve Burbank

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REALTOR®

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The information contained herein has been supplied to us and we have no reason to doubt its accuracy. However, we cannot guarantee it. Accordingly, all interested parties should make their own inquiries to verify this information. If your home is already listed, this is not meant as a solicitation.