

Top-floor corner condo in Sherman Oaks with treetop views



12940 Riverside Dr #201, Sherman Oaks | \$419,000 | [Riverside201.com](https://www.Riverside201.com)
2 bd | 2 ba | 1,096 sq ft

Top-floor corner condominium in the heart of Sherman Oaks, where 2-bedroom units on this level have rarely become available. This approx 1,100 square foot 2 bedroom + 2 bath residence features an open floor plan and treetop views throughout. A spacious living room, anchored by a gas fireplace, offers great daylight, plenty of furnishing space, and a private balcony. The generous kitchen provides ample storage, and a large breakfast nook. Completing the floor plan is the large primary bedroom with an en-suite bath, a second bedroom with an adjacent hall bath. Other features include central heat and air, assigned parking, community laundry room and a rec room with gym equipment. The property is currently tenant-occupied at \$1,732/month. HOA dues are \$565.20/month and include water, gas, trash, and landscaping. Moments to Sportsmen's Lodge, Whole Foods, Fashion Square Mall, Ventura Blvd, and easy freeway access.



PETER **MAURICE**
TREGG **RUSTAD**

310.623.8819
310.623.8825

MR MAURICE
& RUSTAD
TRUST. EXPERIENCE.

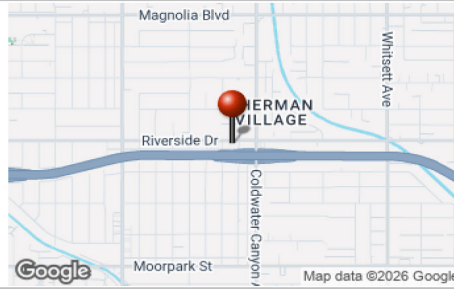
12940 Riverside Dr #201
Los Angeles, CA 91423

**2
Beds**

**Baths 2.00
(2F 0T 0H 0Q)**

**1,096 Sqft
Assessor**

Condo/Co-op
LP \$419,000



Area	72 Sherman Oaks
Subdivision	
List Price Per Sqft	\$382.30
Lot Size	12,476/Assessor
HOA Fee 1 & 2	\$565.20(Monthly)
MLS#	26865517
APN	2358-033-025

Directions: North of Van Nuys Blvd. East of Coldwater Canyon Ave. West of Fulton Ave.

Remarks: Top-floor corner condominium in the heart of Sherman Oaks, where 2-bedroom units on this level have rarely become available. This approx 1,100 square foot 2 bedroom + 2 bath residence features an open floor plan and treetop views throughout. A spacious living room, anchored by a gas fireplace, offers great daylight, plenty of furnishing space, and a private balcony. The generous kitchen provides ample storage, and a large breakfast nook. Completing the floor plan is the large primary bedroom with an en-suite bath, a second bedroom with an adjacent hall bath. Other features include central heat and air, assigned parking, community laundry room and a rec room with gym equipment. The property is currently tenant-occupied at \$1,732/month. HOA dues are \$565.20/month and include water, gas, trash, and landscaping. Moments to Sportsmen's Lodge, Whole Foods, Fashion Square Mall, Ventura Blvd, and easy freeway access.

Community/Development	
Tax Mello Roos	No
Complex/Assoc Name	Riverside Gardens
Pets Allowed/Rules	Yes/Assoc Pet Rules
Highrise Amenities	
Assoc Amenities	Controlled Access, Rec Multipurpose Rm, Gated Parking, Assoc Maintains Landscape, Assoc Pet Rules
Assoc Fees Include	Building and Grounds, Water and Sewer Paid, Trash Paid
Community Features	Community Mailbox
Pending HO Asmt	
Rental Restrictions	No
Short Term Rentals	No
Short Term Rental Duration	

Structure Info	
Year Built/Source	1977/Assessor
Stories	0
Building Type	Condominium, Attached
Units in Complex	16
Unit Floor #	2
PUD	No
Security	Gated
View	Tree Top
Style	Contemporary

Contract Info		DOM 0
List Price	\$419,000	
List Date	07-29-2026	
Orig List Price	\$419,000	
Status Date	07-29-2026	
Change Date/Type	07-29-2026/New Listing	
Sale Type	Standard	
Seller Concessions?	Yes	
Co-Ownership	No	

Land/Lot Info	
Zoning	LAR3
Land Type	
Land Lease Purchase	No
Special Zone	Property Report
Horse Property	No

Parking Details	
Parking Type	Assigned, Tandem, Community Garage, Gated
Total Spaces	2
Covered Spaces	2
Uncovered Spaces	
Garage Spaces	2
Carport Spaces	

Interior Features	
# Fireplaces/Details	1/Living Room
Furnished	Unfurnished
AC/Cooling	Central, Air Conditioning
Heating	Central
Laundry	Community
Equip/Apppl	Dishwasher, Range/Oven, Refrigerator, Built-Ins
Flooring	Carpet, Vinyl

Exterior Features	
Pool	No
Spa	None
Tennis/Courts	None
Patio	Covered
Roofing	

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTA-PLUS™ Copyright © 2026 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Peter Maurice CALDRE# 01129738

scan for more info



PETER MAURICE DRE# 01129738
310.623.8819 PETER@PETERMAURICE.COM

TREGGRUSTAD DRE# 01349144
310.623.8825 TREGG@TREGGRUSTAD.COM