



FEATURES & FINISHES LIST

5541 Matilija Ave, Sherman Oaks 91401

EXTERIOR FEATURES

- Gated entry and mature privacy hedges surrounding the entire property
- Heated pool and spa with solar pool cover
- Separate palapa with built-in gas grill, beverage refrigerator and fire pit table
- Two outdoor heat lamps
- Mature flower beds featuring blooming roses, gardenias, camellias, and bougainvillea
- Automated irrigation system
- Outdoor dining area with seating, couches, and pool lounge chairs
- Outdoor Sonos speakers
- Accordion-style patio doors opening to the backyard for seamless indoor/outdoor living
- Garden fountain/water feature in the front yard

FRUIT TREES & GARDEN

- Mature fruit trees: Orange, Meyer lemon, Key lime, Meiwa kumquat, Nagami kumquat, and Sumo mandarin. Young fruit tree: Yuzu
 - Two large garden beds with soil and irrigation system, ready for planting - ideal for year-round gardening
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INTERIOR FEATURES

- Wired alarm system with sensors, ready for activation with ADT
- Professionally wired A/V system with Apple TV, Sonos, and HD televisions
- Google Nest cameras ready for use
- Walk-in pantry with washer, dryer, and extra full-size freezer
- Two large NewAir dual-zone wine refrigerators
- Full kitchen with smart appliances and double convection oven
- Fully equipped gym featuring: Peloton bike, Peloton tread, Weights, Television, Gym flooring

BEDROOMS & LAYOUT

- Two primary bedrooms: one on the top floor (with access to a large private deck) and one on the bottom floor
- Both feature large walk-in closets
- High-quality mattresses in both rooms (upstairs includes a Tempur-Pedic king)