



FEATURES & FINISHES LIST

17984 Boris Dr, Encino 91316

Features & Upgrades

- Situated on nearly 1 acre of gated, private grounds south of Ventura Boulevard
- Approximately 8,000 sq ft Spanish Villa
- Automatic gated entry with expansive motor court
- Private pickleball court
- Parking for up to 11 vehicles, including an oversized 3-car garage
- Grand two-story foyer with sweeping center staircase
- Soaring ceilings throughout
- Stone and hardwood flooring
- Venetian plaster walls
- Custom wood-framed doors and windows
- Panoramic city lights, mountain, canyon, and valley views from nearly every room
- Gourmet chef's kitchen with:
 - Oversized contrasting island
 - Custom cream cabinetry
 - Stone countertops
 - Walk-in pantry
 - Premium appliances
 - Breakfast area
- Family room with oversized picture window showcasing panoramic views
- French doors opening to a covered wood-beamed loggia
- Formal and informal living spaces designed for entertaining
- Primary suite featuring:
 - Private sitting room
 - Fireplace
 - Private balcony/patio
 - Custom walk-in closets
 - Spa-inspired bathroom
 - Sweeping city and valley views
- Approximately 1,000 sq ft detached guest house with private entrance and full bath
- Main-level bedroom accommodations
- Office, bonus room, recreation room, and den
- Crown molding and tray ceilings
- Open floor plan

- **Built-in wet bar**
- **Electric vehicle (EV) charging station**
- **Wired for sound**
- **Intercom system**
- **Recessed lighting**
- **French doors throughout**
- **Multiple fireplaces, including outdoor fireplace and fire pit**

Outdoor Amenities

- **Resort-style grotto pool with waterfall**
- **Heated pool and spa**
- **Outdoor kitchen with built-in BBQ**
- **Fire pit**
- **Outdoor fireplace**
- **Covered outdoor living and dining areas**
- **Expansive lawns**
- **Private sport court**
- **Mature trees and professional landscaping**
- **Sprinkler system with timer**
- **Circular driveway**
- **Private, secluded setting**