# 17337 Tiara Street
# Encino, CA

# Open House

Fillable Date | Fillable Time

Welcome to a home that doesn't just make a statement, it creates a feeling. Thoughtfully custom built from the ground up, this one-of-a-kind contemporary residence offers 5 bedrooms, 3.5 bathrooms, and just under 2,600 square feet of beautifully designed living space where luxury, comfort, and everyday life come together effortlessly. From the moment you arrive, you know this home is different. Architectural lighting beneath the eaves, modern wall sconces, illuminated steps, and a wide driveway create a striking first impression. Step through the dramatic 6-foot oak pivot door and into a grand foyer, where a backlit, floor-to-ceiling glass wine cellar immediately sets the tone for what's ahead. At the heart of the home is a kitchen designed for gathering. Soaring cathedral ceilings and skylights fill the space with natural light, while a large island, buffet bar, abundant storage, and a professional-style 48-inch range with dual ovens make it equally suited for quiet mornings at home and unforgettable evenings. A sophisticated palette of black, white, and warm oak bring a timeless warmth to the modern design.



## Mortgage Information

| | |
|---|---|
| Loan Type | NonConforming |
| Loan Term | 360 Months |
| Purchase Price | $1,899,000 |
| Down Payment | $474,750 |
| Interest Rate | 7.500% |
| Annual Percentage Rate (APR) | 7.607% |
| Principal & Interest (P&I) | $9,958.56 |
| Estimated monthly taxes, insurance, mortgage insurance and HOA | $0.00 |
| Estimated Monthly Payment* | $9,958.56 |

## How does a temporary buydown work?

A temporary buydown allows the borrower to reduce their monthly payment for a set number of years. The full payment amount is still required, so the difference is paid by the seller, lender or sometimes the borrower in the form of a lump sum payment at time of close. This lump sum payment then is disbursed monthly to make up the difference between what the borrower is paying and the amount owed each month.

## 2 - Year Buydown

**Total Buydown Amount:**
(Paid for by the seller, buyer, and/or lender based on the scenario)** $33,937.92

| | Interest Rate | Monthly Payment | Amount Saved |
|---|---|---|---|
| Buydown Year 1 | 5.500% | $8,086.73 | $1,871.83/MONTHLY |
| Buydown Year 2 | 6.500% | $9,002.23 | $956.33/MONTHLY |
| Remaining Term | 7.500% | $9,958.56 | $33,937.92/TOTAL |

*Contact me today to learn more!*

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