

Features & Highlights

Experience the California Indoor/Outdoor Lifestyle in a well loved Pool Home offering Privacy and Convenience

01 KITCHEN & APPLIANCES

- **Updated** kitchen
- Upscale appliances
- Beautiful farmhouse sink
- Classic subway tile backsplash

02 OPEN INTERIOR & LIVING SPACE

- Open, flowing floor plan that receives abundant natural light throughout
- Spacious primary bedroom with dual closets
- **Newer** waterproof luxury vinyl plank flooring
- **New** Recessed lighting
- Recently painted interior
- Well-maintained interiors
- Decorative Fireplace

03 GARAGE, LAUNDRY & STORAGE

- Finished, soundproofed garage (~350 SQ FT of Bonus Space)
- Dedicated Mini-Split HVAC System
- Direct access to the kitchen
- Full-size laundry units
- Overhead attic storage
- Built-in storage cabinetry

04 SYSTEMS & SMART HOME

- Plumbing supply lines **upgraded** to copper
- Drain lines **upgraded** from galvanized to ABS plastic
- **Newer** HVAC System Motor
- **Newer** Ring video doorbell, cameras, and security system
- **New** Nest smart thermostat
- **Newer** Wi-Fi-controlled irrigation system

05 OUTDOOR LIVING & LANDSCAPING

- Large pool with **new** skimmer mechanism and return lines
- Large sliding glass door opening to covered patio
- Covered patio for outdoor dining and lounging
- Mature privacy hedges for a secluded setting
- Outdoor BBQ connected to natural gas
- Lush landscaping with backyard updates
- Fruit trees: lemon, fig, persimmon, grapefruit and tangerine and orange
- Saint Augustine grass
- **New** pool equipment enclosure
- Outdoor patio with direct access to the house

06 GARDEN FEATURES

- Canna Lilies
- Calla Lilies
- Roses
- Daffodils
- Chrysanthemums
- White Lilies
- Amaryllis
- Daisies

07 EXTERIOR & NEIGHBORHOOD

- Tranquil residential setting
- De facto cul-de-sac
- Flat streets ideal for walking and bike riding
- Recently painted exterior

08 ACCESS & AREA AMENITIES

- Convenient access to the 101, 405 and 170 freeways
- Near Costco, the Van Nuys Courthouse and area shopping
- Access to Sherman Oaks & Ventura Blvd, Notre Dame High School and the broader Valley
- Connections toward Hollywood and the coast