

5337 Coldwater Canyon (Extended Remarks by Owner ☺)

Tri-level Townhouse on the end corner of complex at Coldwater Villas. Surrounded by nature ...so quiet and laidback it is hard to believe that we are on Coldwater Canyon. Owner occupied since 1999; it is filled with eclectic design elements gathered from all around the world while touring with famous musicians. The fireplace features handmade tile from Peru that are also inlaid on the staircase. Stained glass was custom made to feature cathedrals from three different countries; Ireland Scotland and England. It has a bit of a castle vibe as Swarovsky crystals in the hall combined with crocodile wallpaper make for a wonderfully flowing environment. Completed with Albuquerque New Mexico's American Green Earth clay that is meticulously hand troweled throughout the house in three main natural earth colors: Chocolate, Acacia, Dakota Red. Lively and bright colorful Ralph Lauren painted bathrooms feature in this American/European style townhome. Earth elements like stone Italian travertine and real wood flooring blended with natural earth clay make a very eclectic peaceful environment; cozy and tranquil. Laser cut cherry wood encase the air conditioning heating system vents for a rich accent. The stained glass wrought iron staircase with Kane wool leopard carpet and rich mahogany wood flooring make the otherwise common stairwell pop and is often a place of conversations. Custom iron drape rods and custom flowing sheer drapes in several rooms like water falling on the floor bring rich European vibes to life. Vaulted ceilings in master is calling out for a skylight to be installed. There is expansive space for increasing the size of the kitchen and to improve upon its layout. Remodel at your desire; bath vanities and showers need some refreshing.

New garage door w motorized system is 1 year old. A portion of the garage was converted into a separate laundry and gym room without interfering with generous 2 car parking. The under the stairwell basement space would make a great wine or whiskey cellar. Those spaces are also hand troweled with natural earth clay and feature Spanish porcelain tiles to match the flowing earth vibe.

Brand new Pella Mahogany trimmed sliding glass door for large Patio with new Side window Ready to be installed.

So many possibilities to work with in this fixer-up property...

Close to recording and movie studios; Restaurants and clubs. You never know who you're going to run into!! Even in a mask☺
Many industry pros live here, and some are the original owners ...says a lot about Coldwater Villas environment! Welcome home!