

## **LIVE YOUR LIFE AT THE TOP OF THE WORLD!**

**SWEEEPING PANORAMIC VIEWS** from the Downtown City Lights and Skyscrapers to the Shining Pacific Ocean! And this Custom Designed Home has So Much to Offer your family! The Highly Sought-After Los Feliz Estates includes 24/ Hours per Day, 7 Days per Week, Armed Guard Patrol, which is Truly Amazing! The Security is paid for by the Homeowner Association, which I had served as President for over two decades. And these days, Security is at the Top of most Buyer's Lists. With Security as the Main Concern among most Buyers, the Los Feliz Estates is about the Best you can Get in the Los Feliz Hills! Did you can reach the Security Company at any time, day or night, and they will check your Home, or even Escort you home as you enter the Los Feliz Estates, and once you are at your home the Security Guard will have their Security Car Flood Lights on Bright, for your safe entry to your Home. And let's not forget the Amazing Wide Horizon Views! The Breathtaking Views are sweeping and exciting! And here is a Rare Added Bonus: Los Franciscos Way features Homes on ONLY One Side of the Street which results in Half the Traffic, and Double the Privacy!

## **BELOW ARE THE FEATURES, AREA BY AREA, ROOM BY ROOM:**

### **GARDEN ENTRY**

Featuring a Welcome Waterfall for you and your Guests, plus a seating area which leads to a Custom Leaded Glass Double Door Entry!

### **FRONT ENTRY TO THE LIVING ROOM**

Offering Striking Charcoal Granite Flooring Throughout, leading to a Step-Down Living Room with High Vaulted Beam Ceilings boasting a Sky-View Sky-Light bringing Natural Light to the Large Living Room. And the

Adornment of the Lovingly Warm Wood Burning Fireplace with an Elegant Classic Gold Enclosure (which includes a gas shut-off valve, plus a Custom Marble Hearth) make this Setting Perfect for the Holidays! And Additionally, this Home is Further Enhanced with Imported Italian Crystal Chandeliers! Simply a Perfect Setting for Parties, and more, so Let's Start Planning these Happy Occasions!

## **DINING**

The Spacious Dining area is adorned with a large Imported Italian Crystal Chandelier and offers Seating for TEN! And there is ample room for a Serving Area! With features such as Crown Molding, Custom Drapery, and the ease of flow from the Living Room Area to the Dining Area, to the Family Room, make this a Splendid offering to your Most Exquisite Parties!

## **FAMILY ROOM**

The Family Room Enjoys the Custom Designed Cozy Fireplace with a Granite Hearth, which is additionally shared with the Living Room! Plus there is a Full Bar which makes the Spacious Family Room a Luxurious Entertainment and Leisure Oasis!

## **COOK'S KITCHEN**

The Kitchen is Ideal for those that love to cook! Designed with Granite Countertops, Granite Flooring, and offers a Sub-Zero Refrigerator with Custom doors that match the cabinetry, Large Built-In Oven and Microwave, Dishwasher, Lazy Susan Cabinets, plus Cabinets with Pull-Out Drawers, and a Pull-Out Pantry, Electric Stove, and Please Note that some cabinetry is embellished with Beveled Glass! The Kitchen is Truly Light and Bright with Custom Decorative Ceiling Lighting, and most importantly, Rows and Rows of Custom Wood Windows! And to top it off, there is Lots and Lots of Storage!

## **GUEST BATH**

The Guest Bath, off the Living Room, features Floor to Ceiling Decorative Tiles with a Charming Flower Design!

## **MASTER BEDROOM SUITE**

Leading to the Large Master Bedroom, from the Charcoal Granite Floors in the Living Room Open walk-way, are the Cozy and Pleasant Hardwood Floors which lead to, and are also Included, in All the Bedrooms, and throughout the Hallway!

Features include Stately Custom Drapery, Crown Molding, Custom Wood-Encased Windows, along with a Gorgeous Bay Window and French Glass Doors, leading to your Private Outdoor Dining Area which is Perfect for a Lovingly Morning Breakfast or a Romantic Candlelit Dinner, as you dine and enjoy the Magnificent City to Ocean Views!

The Master Bedroom additionally offers Crown Molding, abundant closet space, Walk-In Closet, plus another Separate Closet, Plus, Again, a Third Separate Closet!

## **MASTER BATHROOM**

The Master Bath offers Impressive Custom Marble 'Floor to Ceiling' Tiles, a Double Sink, and is adorned with Style and Grace by way of a Temperature Controlled Spa Bathtub (Bubbles & All) with expensive Gold Decorative water fixtures, Plus there is a Separate Shower with additional safety features included!

## **HALLWAY AND 3 ADDITIONAL BEDROOMS**

Sleek Hardwood Floors from the Hallways to, and including, the Bedrooms! There are 2 Separate Linen Closets which are Deep and offer Generous Storage! There is even a Built-In Ladder to access the Attic!

**BEDROOM 2 FEATURES:** Custom Drapery, Custom Windows, Hardwood Floors, Double Closets with Mirrored Doors.

**BEDROOM 3 FEATURES:** Custom Drapery, Custom Windows, Hardwood Floors, Closet, and spacious as a 3rd Bedroom.

**BEDROOM 4 FEATURES:** This Bedroom may Easily serve as a Private Office! Built-In Floor to Ceiling Cabinetry, with Bookshelves, is Included! Additional Features Include Custom Drapery, Custom Windows, Hardwood Floors, and Mirrored Closet Doors. The Bedroom/Office Custom Windows face the Garden Entry as well as enjoying Los Franciscos Way Street Views!

## **HALL BATHROOM**

Features Include: Custom Floor to Ceiling Tiles, Bathtub, Separate Shower, Double Sink, and Services Bedrooms 2, 3, & 4.

## **SUNROOM**

The Family Room leads to your Huge Sunroom, totally enclosed, and enhanced with Charcoal Granite Flooring!

The Sunroom is additionally perfect for an Indoor Gym, or a Playroom with Videos and Games, or an Artist's Studio, or Music Room; So Many Options!

## **BACKYARD**

The backyard is Amazing with Breathtaking Bird's Eye Views from Downtown to the Pacific Ocean! It's just so Beautiful, and there are seating areas to enjoy the Views! Features include a Spa Hot Tub, Outdoor Custom Lighting, Mini Palms and Large Palms, Custom Lighted Gates, and a Green Grass Play Area which offers plentiful room for a Swing-Set or Pool, or More! And, for your pleasure, a Built-In Waterfall, which is also viewable from the Private Outdoor Dining Area as well.

AND THERE IS MORE! Your own Separate Greenhouse to raise Orchids, or even your own food plants or anything your green thumb wishes! And there is already a Mango Tree included!

## **LAUNDRY ROOM**

The Laundry Room has a great design! Washer & Dryer (side by side), a Folding Table, a Second Refrigerator (for Cold Storage), and, as you probably guessed by now, Lots and Lots of Storage!

## **GARAGE**

The Garage also has Lots of Storage with Built-In Cabinets on both sides of the Garage! Very High Ceiling, and a New Water Heater was just purchased in April 2025! And even more room for possibly a 'work-shop'!

**This Lovely and Grand Residence will bring you Years of Happiness and Enjoyment! And is Absolutely Worth a Visit!**

**Call now and we will set up a Private Showing just for you!**