

# “THE LISTING DOCTOR”

presents

# A RARE FIND

## Main House + Guest House

### 4951 Enfield Ave, Encino, CA 91316

#### MAIN HOUSE

- ◆ NEWER CONSTRUCTION
- ◆ SOUTH OF THE BLVD.
- ◆ OPEN KITCHEN
- ◆ 2 BEDROOMS
- ◆ 1.75 BATHS
- ◆ 1200 SQUARE FEET
- ◆ LIVING ROOM
- ◆ DINING ROOM
- ◆ WALKING DISTANCE TO SHOPPING, SCHOOLS & HOUSES OF WORSHIP
- ◆ LAUNDRY AREA
- ◆ WIRED FOR CCTV & MORE

## \$990,000



#### GUEST HOUSE

- ◆ NEW CONSTRUCTION
- ◆ DINING AREA
- ◆ LARGE LIVING ROOM
- ◆ OPEN KITCHEN W/ SS APPLIANCES
- ◆ 3 LARGE BEDROOMS
- ◆ 3.5 NEW BATHROOMS
- ◆ CENTRAL A/C & HEATING
- ◆ LAUNDRY AREA
- ◆ TANKLESS WATER HEATER
- ◆ WIRED FOR CCTV, INTERNET



Beautiful newer build and completely remodeled 2 bedroom and 1.5 bath house in the great part of Encino and South of the Blvd. Situated on a very quiet street and centrally located to the 101 FWY, and within walking distance to major restaurants, shopping, entertainment, public and private schools and houses of worship. Main house has open kitchen with granite countertops and SS appliances, crown moldings and hardwood floors. Great deck in the yard for entertainment and fire pits for the romantic nights. As a bonus the owner has built a large 2 story almost 2000 sqft guest house in the back with great amenities like the tankless water heater, open and entertaining kitchen with top of the line SS appliances, washer and dryer, copper plumbing, central A/C and heating, complete wiring for surround sound, CCTV, alarm system and networking.

A rare find in today's hot real estate market. Must see to appreciate.



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## **MAIN HOUSE**

1200 SQFT, 2 Bedroom, 1.5 bath contemporary home remodeled in 2009. Upgrades and features include:

Custom kitchen cabinets (refinished again in July 2014)  
Black galaxy granite  
Stainless backsplash with pot filler  
Stainless appliances with wine refrigerator  
House wired for entertainment with 6 in wall surround speakers, 4 outside speakers  
Gas Fireplace  
Complete new electrical wiring  
Custom tiled shower with bench and dual showers  
New copper water pipes from city main throughout house  
New sewer pipes all the way to street  
Structural modifications to bring to current earthquake codes  
New wall insulation  
New energy efficient windows  
Custom closets with organizers and lights  
All interior walls and ceiling drywalls removed and replaced.  
All exterior walls and attic insulated  
Interior of whole house was repainted (July 2014)  
New Deck installed in 2009 (refinished in July 2014)  
New sod and irrigation system upgrades (July 2014)  
Complete landscaping including orange, mandarin, lime, lemon, and sweet lemon trees.  
New hardscape brick back yard including two built-in gas fire pits  
Fence and walled property with security gates and keypads  
Biometric and coded door locks  
Security system including house being wired for CCTV cameras  
New gas meter (June 2014)  
New hot water heater (July 2014)  
37 recessed lights including 30 energy efficient LED Lights

## **GUEST HOUSE**

Approximately 2000 SQFT permitted structure finished in July 2014 as oversized two car garage and large general purpose living and recreation room area. Garage and game room were converted to a 3 bedroom, 3.5 bathroom guest house. All upgrades are energy efficient and exceed all current Title 24 building codes.

LED recessed Lights throughout  
Wall insulation of R15 instead of R13  
Insulation between 1<sup>st</sup> and second floors of R19 and dual fire rated drywall ceiling to reduce noise and heat transfer  
2<sup>nd</sup> floor ceiling insulation of R30 plus foil radiant heat barrier  
Roof constructed of commercial grade cool roof technology  
Tankless whole house hot water heater  
Energy efficient windows  
Gourmet custom kitchen with under cabinet and inside top cabinet LED lights  
large kitchen island with Quartz counter tops  
Large pantry and ample cabinets  
Office with built-in desk  
Entertainment closet in office houses all security CCTV camera wires, speaker wires, Cat5 cables for centralized media center  
Custom closets with organizers and LED recessed lights  
Custom bathroom cabinets with lots of extra storage  
Custom showers with 8 body jets, hand held shower, and rainfall shower head and digital water temperature indicator  
Custom frameless shower and bath doors  
Custom bar with extra storage area  
In wall surround sound speaker system in living room  
Two outdoor speakers  
In ceiling electrical outlet in each bedroom and living room to allow IP security camera installation  
Wall outlets and TV connections on walls to allow TVs to be mounted on walls  
Security CCTV camera wiring  
Windows are wired for security system  
Plenty of electrical outlets with quad jacks