

Filming Friendly Neighborhood  
Easy 101 Freeway Access (approx. 1 mile)

**Front Exterior Features**

- 1-story Mediterranean Estate/Tropical Resort ambience
  - 36,000 sf. lot (120 ft. x 300 ft.)
  - Private property with security gates
  - Tropical landscaping with waterfalls and fountains
  - Tremendous front lawn with room for Kraft Services
- Circular driveway with custom pavers and wide turn-out
  - Ample street parking with no restrictions
  - Driveway can accommodate 12-15 vehicles

**Back Exterior Features**

- Custom oversized pool with Pebble Sheen surface, which includes beach entry, cascading waterfalls and a Baja Reef with rock seating
  - Custom oversized stacked stone spa (seats 15-20 people) with center rock table and cascading waterfalls
- Tiki hut (14 ft. x 16 ft.) imported from Bali that overlooks the pool with thatch roof, wood floors, bamboo railing and custom lighting
  - Stacked stone firepit filled with azure blue glass pieces
  - Regulation lit paddle tennis court and basketball court with custom Rhinocourt surface and fencing
    - Commercial misting system installed throughout
  - Covered arched patio with tile flooring and ceiling fans
  - Tropical landscaping and custom lighting throughout

**Interior Features**

- Four bedrooms (two master suites) and four bathrooms
- 1,500 sf. great room, featuring 24 ft. ceilings, 24 in. x 24 in. travertine flooring and marble fireplace with mantle
  - Dual-glazed French doors and windows throughout
- Gourmet kitchen and breakfast room with riverstone granite counters and center island, custom cabinetry, Viking stainless steel appliances, Sub Zero, wine cooler, bay window and pantry
- Master bedroom features wood floors, vaulted ceiling, marble fireplace with mantle, French doors opening to patio, and walk-in closet
  - Romantic master bathroom with custom (his/hers) cabinetry and sinks, Jacuzzi tub, and glass-enclosed multi-jet shower with seat
  - Formal dining room with marble flooring and custom lighting
    - Private office/library with double French doors