

**Encino: South of the Boulevard, Custom, Mid-Century,  
Private Estate Sized Lot, Newly Refurbished  
3,967 Sq. Ft. of Luxury Living!  
15729 Sutton Street**



**Approx. 14,000 Sq. Ft. Estate Sized Lot that has a Resort Like Atmosphere. Grounds Feature Huge Swimming Pool, Spa w/ Gazebo, Brick Patios, Abundance of Fruit Trees & Exterior Storage Room. The Interior of the Home has 4 Bedrooms & 3 ½ Bathrooms; White Oak Floors throughout w/ Recessed Lighting & Dimmers. Oversized Kitchen Basks w/ Natural Light, BBQ & Lots of Cabinets. Great Room is approx. 650 Sq. Ft., Soaring 18' High Ceiling w/ Walls of Glass Leading to Exterior. Master Suite: French Doors Open to Private Brick Patio, Shower, Tub, His and Her Sinks & (2) Walk-In Closets w/ Built-Ins Complete the Suite. Spacious Living Room w/ Large Fireplace & Attached Wet Bar. (2) Car Garage w/ Connecting Work Shop. Professionally Landscaped. Den w/ Fireplace, Lighted Display Shelves & High Ceiling. Formal Dining Room. Large Laundry Room w/ Sink & Plenty of Storage. Open Floor Plan for Entertaining & Privately Located Bedrooms!**

**Vacant, Move-In Condition, Motivated Seller. 3,967 Sq. Ft. For Less Than \$435 Per Sq. Ft.!**

**Offered at: \$ 1,725,000**

**Contact: Steven H. Moss  
Pacific View Realty  
(818) 880-0300**

**Los Angeles Office:**  
23679 Calabasas Road #360  
Calabasas, California 91302  
**Tel: (818) 880-0300**  
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[www.pacificviewrealty.com](http://www.pacificviewrealty.com)

**San Diego Office:**  
300 Carlsbad Village Drive #80  
Carlsbad, California 92008  
**Tel: (760) 603-9595**  
**Fax: (760) 603-9797**

## 15729 Sutton Street

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*Master Suite: French Doors Open to Private Brick Patio*



*Grounds Feature Huge Swimming Pool, Spa w/ Gazebo*



*Oversized Kitchen w/ BBQ & Lots of Cabinets*



*Spacious Living Room w/ Large Fireplace*

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## 15729 Sutton Street - Comparables

<u>Property Address</u>	<u>Home Sq. Ft.</u>	<u>Lot Size Sq. Ft.</u>	<u>Status of Property</u>	<u>Price per Sq. Ft.</u>	<u>Property Price</u>
15729 Sutton	3,967	13,991	For Sale	\$435	1,725,000
4517 Densmore	2,568	23,857	Sold, 4/05	\$660	1,695,000
5100 Woodley	3,069	35,902	For Sale	\$652 - \$684	1,999,999 - 2,099,999
4415 Firmament	2,427	14,596	For Sale	\$617	1,498,000
15505 Valley Vista	2,572	14,667	In Escrow	\$564	1,450,000
4806 Aqueduct	1,942	5,890	For Sale	\$492	955,000
16041 Dickens	3,286	11,979	For Sale	\$487 - \$563	1,600,000 - 1,849,876
15522 High Knoll	3,800	9,950	For Sale	\$487	1,849,000
15732 Sutton	2,440	9,750	Sold, 7/05	\$471	1,150,000

*Information is believed to be reliable, but not guaranteed. Information as of February 7, 2006*

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