

## OUR HOME

*6613 Randi Avenue , Woodland Hills, Calif.*

*(cross streets: Victory Blvd. and Topanga Cyn. Blvd.)*

### Overview

Tasteful, elegant, and move-in ready - just bring your toothbrush! Located in the highly desirable area of Woodland Hills within short walking distance of *The Village Shops & Restaurants*, Costco, Warner Center, Westfield Topanga Mall (across the street), and the Promenade. Newly painted inside and out and premium gutter system added.

This remodeled, single level home is on a level, oversized lot (.17 acre) with lush landscaping and great curb appeal! The home features 3 spacious bedrooms and 2 bathrooms (1 en suite). Both baths have heavy duty glass doors. Plenty of buildable lot space for expansion or an ADU (Accessory Dwelling Unit) to house in-laws or to create rental income. It's also the ideal home for entertaining with tons of privacy all around.

The home boasts hardwood floors with custom, brand new, oversized ceiling fans throughout - porcelain-tiled floors in both bathrooms & sunroom with plenty of indoor storage and natural sunlight. Indoor entertainment areas have pendant, recessed, color theater lighting, and shoji sliding separator doors ... some unique, nice touches!

The property features 100% copper plumbing throughout, and a newer indoor security system combined with outdoor cameras (surrounding home) that can be viewed and accessed remotely when away from home. A dual-layered security system, with safety-enhanced, high-powered motion sensors and 7-ft. post lanterns surround the pool and entire backyard. This house is extremely well-lit and safe for families with small children and/ or pets.

Pristine, spacious, and very private backyard with upgraded pool. Pre-drilled, capped holes for child-proof fencing (for families with small children and/or pets) in place, drought resistant succulents, newer (2020) water-efficient synthetic lawn, many fruit and shade trees (Chinese Flames, White Ash – just to name a few!).

## **The BEST on the Block!**

### ***Highlights***

- Clean and spacious outdoor storage shed (160 cu.ft. 4'W x 8'L x 5'H - secured to stucco, rear SW side yard area))
- 6-ft. high white vinyl privacy fencing around
- Double-coated exterior paint and all trim (July, 2021)
- Newer premium gutter system (June, 2021)
- Recent roof replacement/installation (2019)
- 2-car attached garage with newer custom garage door, upgraded windows & power opener, plenty of shelf and interior storage options, and newly painted throughout.
  - Great garage space for sports enthusiasts and weekend “tinkerers!”
  - Easy to convert to ADU for rental income!
- RV access space

### ***Upgrades***

- Late model, high-efficiency GE stove/oven/microwave, range
- Automatic dishwasher
- Brand new, oversized ceiling fans throughout!
- New attic insulation (2020), new solar automatic attic fan (2020) & new roof vents, recent hot water heater (2017)
- High performance windows by Milgard
- Custom blinds
- Solid core raised-panel doors with custom hardware, and elegant French doors leading to the step down sunroom (tinted, 8 foot glass panels, 2020)
- Gym/piano area - great for painting (or meditation) too!
- 300 s.f. sunroom leads to step down exterior/ patio/ pool area

### ***The Numbers***

**Aprx. 1,500 tot. int. s.f., 3BR/ 2BA (one is “en suite”)**

**7,623 s.f. lot = .17 acres**

### ***Other additions and highlights***

- Central air and heating
- Hardwood floors (all bedrooms added in 2021)
- Milgard Windows w/ *lifetime guarantee* for breakage (summer, 2009 - all throughout home)
- Porcelain tile (2009, in sunroom and both bathroom floors)
- Recessed theater ceiling lighting (living room area) and pendant lighting (kitchen area)
- GE range, built-in microwave oven and dishwasher
- Resurface of pool deck and brand-new concrete joint inserts (2022)
- Refinished garage with additional storage (2022)
- New, large ceiling fans (June, 2021, all 3 bedrooms and sunroom)
- New gutters (June, 2021)
- New composite roof (summer 2019)
- Upgraded insulation (summer, 2020)
- Solar attic fan (summer, 2020)

### ***Landscape***

- Front yard: Bougainvillea (purple), Sago Palms, Queen & Date Palms, Tiger Fig, White and Purple Roses, Yuccas, Aloes, Agave, White Irises, and Yellow Callalillies (all mature)
- Backyard: Ash Tree (30 ft.), Orchids (purple), Bougainvillea (orange), Chinese Flames, Ficuses, Callalilly (yellow), Rosemary, White Iris (all mature)
- Artificial turf (backyard) installed (2020) as part of drought-resistant property
- Participant: Water conservation program through DWP (2013) - auto-sprinkler system deactivated (front, backyard and side)

### ***Pool (& pool deck areas)***

- Full pool remodel, summer, 2009
- Pentair *Intelliflo* energy-efficient pool pump (late night use only)
- Refinished deck in May, 2022
- Upgraded, in-ground lap pool with capped, pre-drilled holes for childproof fencing (if needed)

### ***Exterior***

- “White Sand” w/ white windows over Wimbledon Green, officially “Moss Cottage” trim (trim, eaves, gutters & window sills)
- “Moss Cottage Green” (Hi-Gloss) by Dunn Edwards
- Patio walkways and step ledges (all around) are painted in “Medium Bronze”