

# 4042 COLDWATER CANYON AVENUE

STUDIO CITY, CA 91604 | MLS #: SR14263893

**\$1,049,000** | 4 BEDS | 3 BATHROOMS | 2 CAR PARKING | 2,422 SQUARE FEET



View Online: <http://4042coldwatercanyon.homeis4sale.com>  
For Instant Photos: Text 100146 To 415-877-1411



Welcome to the best priced south of Ventura Blvd property in Studio City. Just minutes to Westside and only seconds to Harvard Westlake School. This quality home offers 4 bedrooms, 3 bathrooms with over 2,420 sq.ft. of living space on a huge 9,961 sq.ft. lot. Features are a formal living room with fireplace, a formal dining room both with large picture windows, a spacious granite counter top kitchen with stainless steel appliances, custom cabinets and breakfast bar, a great room with beamed ceilings and saltillo paver floors. This home has loads of character with curved archways, crown moulding's, recessed lighting and large spacious rooms. The rear grounds boasts a covered patio, custom pool, barbecue area and a huge grassy area. The garage has rear doors to allow for access to the rear yard for boat or recreation vehicle parking. Upgrades include newer windows, doors, AC and ducting. If you have been looking for a large open floor plan home wi...

- Great Location
- Cozy Fireplace
- Bright & Airy
- Updated Kitchen
- Covered Patio
- Custom Pool & BBQ Area
- Open Floor Plan
- Must See!



## AGENT INFORMATION

**Tom Hernandez**  
P: (818) 432-2665  
License # 01128792  
[tom.homeseller@gmail.com](mailto:tom.homeseller@gmail.com)  
[www.iMarketLA.com](http://www.iMarketLA.com)



**Keller Williams Studio City**  
4061 Laurel Canyon Blvd.  
Studio City, CA 91604

## FINANCING QUESTIONS:

**Derrick VanDerMaden**  
P: 760.653.2111  
M: 408.593.6132  
License # 1029036  
[derrick.vandermden@wjbradley.com](mailto:derrick.vandermden@wjbradley.com)  
[www.mywjb.com/derrick-vandermden](http://www.mywjb.com/derrick-vandermden)

**W.J. Bradley Mortgage Capital**  
4061 Laurel Canyon Blvd.  
Studio City, CA 91604

□ □ Disclaimer: All information deemed reliable but not guaranteed.