

Multi Real Estate Services, Inc. Presents



Address: 23471 Park Colombo Calabasas, CA
Offered At: \$1,449,000



- **Exclusive Gated Community**
- **5 Bedrooms**
- **4 1/2 Bathrooms**
- **Built in 1990**
- **5202 Sq.Ft. Home (assessor)**
- **Large 13,160 Sq.Ft. Lot**
- **Gourmet Kitchen**
- **Newer Stainless Steel Appliances**
- **Cul-De-Sac**
- **Oversized 3 Car Garage**
- **Hardwood Floors Throughout**
- **Front and Rear Balconies w/Views**
- **Las Virgenes School District**

“The Ridge” Calabasas Beauty

Spectacular 24 hr. guard gated community “The Ridge” of Calabasas. Striking contemporary architecture. Magnificent skylight Atrium entry soars high over second story leading to a versatile open floor plan. Perfect for entertaining!

Formal dining, living room, family room, and bonus room with fireplace and large wet bar opening to patio. Lower level bedroom has separate entry, perfect for maid, or independent teen. Master bedroom has retreat area, double walk-in closet, granite faced fireplace and balcony with views.



Listing Broker: Ron Henderson President/Broker

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24 hr property information: (800) 646-5960 Property Listing #602

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23471 Park Colombo Calabasas, Ca

Additional Amenity List

*** Kitchen**

Thermador Professional Range

Thermador Microwave

Sub Zero 532 Refrigerator

Fisher & Paykel Double DishDrawer Tall Dishwasher

GE Monogram Double-Drawer Refrigerator

Caesarstone Countertops (better than Granite)

Island, Pullout Shelves, Dining Area, Breakfast Bar

*** Systems**

Duel Zone Climate Controls

2X Trane XE1000 High Efficiency Air Conditioners

Trane XE70 Central Heating System

Central Vacuum System

75 Gal. Water Heater

*** Miscellaneous Extras**

New Fiberglass Double Entry Front Door

Duel Pane Windows & French Sliders

2 Balconies off Bedrooms with Views

Rear Yard Mountain & Valley Views

Master Bathroom Spa Tub

Custom Plantation Shutters

Note: Seller's furniture is available for sale