

## 3 bedroom Resort Living - Best of Encino!



\$ 626,000



5301 Balboa #H5, Encino, CA 91316

- » Beds: 3 | Baths: 2 Full
- » Single Family | 1,787 ft<sup>2</sup>
- » Desired 1 level 3 bedroom Condo! Feels like true private living!
- » Close to 1,800 Square Feet of sprawling living!
- » HOA amenities include Two pools! Recreation & Billiards area! Night Security & MORE!
- » More Info: 5301BalboaH5.com



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New Listing! WOW! Live full time in your Paradise Retreat! Desired and Prime Encino location! Resort living boasting 3 bedrooms plus 2 baths! Great location! Sparkling pool views but nestled in private serene location! Hardwood flooring plus plantation shutters! New Carpets and tile flooring are a bonus!

Love to cook? Then relish in the Eden kitchen with breakfast nook plus adorable dining area! Stainless steel Frigidaire oven plus kenmore microwave and an electric (General) four burner cooktop! S/S double sink plus dishwasher and Amana refrigerator included! Luxury master bath with double sink and mirrored wardrobe closets! Full bath and shower! Second bedroom/convertible den has custom built-ins PLUS step out patio! Laundry area with included stack washer and dryer! HOA amenities include TWO pools! One for just kids! Two spas. A recreation/billiard room, night security plus lush and lovely grounds! 2 car secure parking! Close to Ventura Boulevard's wonderful shopping and outdoor restaurants! Great schools! All that is missing is YOU!

