

# \$2,265,000 - 10606 Melvin Avenue, Porter Ranch

MLS® #24436139

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## \$2,265,000

4 Bedroom, 4.00 Bathroom, 3,089 sqft

Residential on 0 Acres

N/A, Porter Ranch,

The epitome of quiet luxury on an expansive lot in Porter Ranch. Redesigned by the current owners in collaboration with the Klein Agency, this Mid Century ranch home, bathed in a palette of natural elements, is breathtaking from the very start. A verdant courtyard provides a discreet entry into this sophisticated home, which manages to be both elevated and approachable. A true embodiment of an open floor plan, the primary entertaining spaces are voluminous with two concrete columns providing the anchor for the living room with a wood burning fireplace and built-in bookshelves, all illuminated by custom bi-fold doors which open fully to the patio beyond. The kitchen was masterfully designed ensuring the line of sight is never interrupted, with under counter cabinets, Italian marble counters and Miele appliances. The neighboring walk-in pantry features a panel ready Miele fridge, wine cooler, loads of overflow storage and a center island. Meticulously crafted design elements continue into to the bed & bath spaces with wide-plank hardwood floors, tonal Zia tile, tadelakt plaster shower surrounds, bespoke cabinetry and custom sinks. The primary ensuite, bathed in natural light, has all of the essential components including a walk-in closet, patio access from a set of French Doors and an ensuite bath with custom French marble counters and dual integrated sinks. The Japanese-style soaking tub and tadelakt shower enjoy a view into a private courtyard with easy access to the pool level.



The bonus attic offers a peaceful spot for meditation or play, plus additional storage. Sited on an oversized lot with room for future development of an ADU, the outdoor spaces are well defined with a main level patio, an elevated garden level with pool and hot tub, cabana, basketball court and a grove of fruit trees, all of which back to Limekiln Canyon Trail, offering unsuppressed views of the mountains. This stunning home is an exemplar of refined design and a true labor of love!

Built in 1965

**Essential Information**

MLS® #	24436139
Price	\$2,265,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,089
Acres	0.41
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Alyssa Valentine
Listing Office	Compass

**Community Information**

Address	10606 Melvin Avenue
Area	PORA - Porter Ranch
Subdivision	N/A
City	Porter Ranch
County	Los Angeles
Zip Code	91326

**Amenities**

Parking Spaces	2
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Parking	Direct Access, Driveway, Garage, Garage Door Opener
Garages	Direct Access, Driveway, Garage, Garage Door Opener
View	Canyon, Hills, Mountain(s)
Has Pool	Yes
Pool	Diving Board, In Ground

## Exterior

Exterior Features	Fire Pit
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## Interior

Interior	Tile, Wood
Interior Features	Attic, Ceiling Fan(s), Walk-In Closet(s), Walk-In Pantry
Appliances	Dishwasher, Disposal, Dryer, Refrigerator, Washer
Heating	Central
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	September 5th, 2024
Days on Market	160
Zoning	LARA
Short Sale	N
RE / Bank Owned	N

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