

# *Andrita Court*

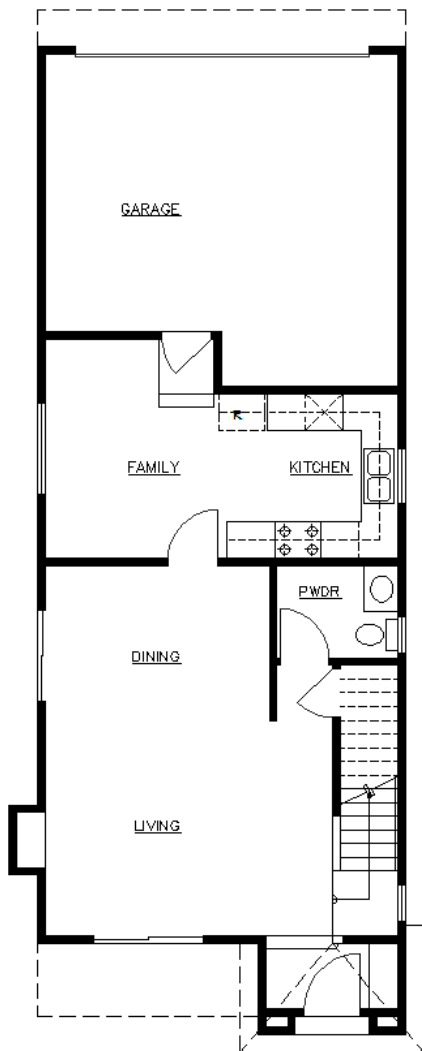
*Los Angeles*

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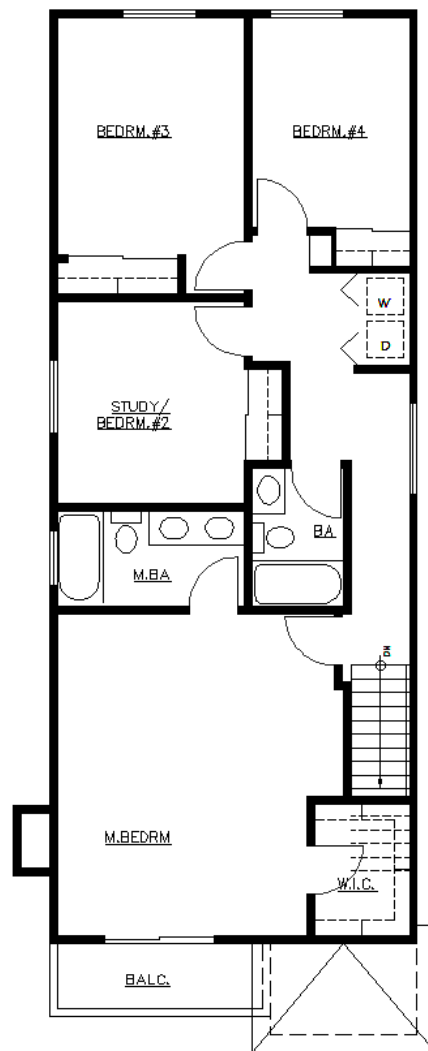
# Plan A

1700 Sq. Ft.

This magnificent two-story residence offers four bedrooms, and two baths plus powder bath, custom beech and granite kitchens, living room with fireplace, master bedroom with French doors and deck, upstairs laundry, double garage, and street side city views. Built with full options and upgrades included, provides an outstanding value.



First Floor

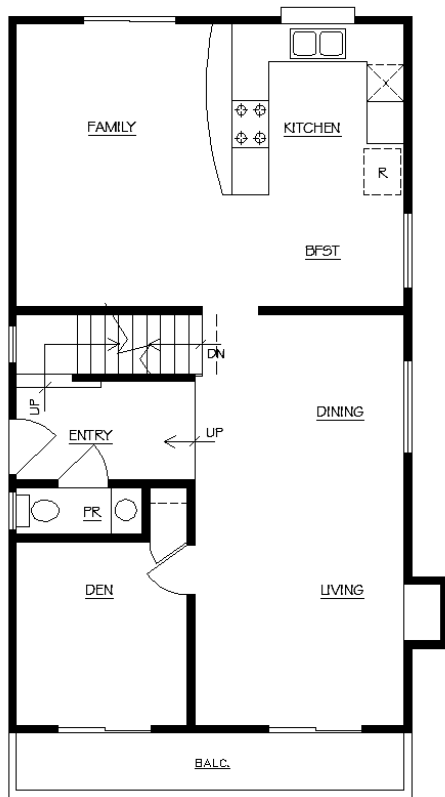


Second Floor

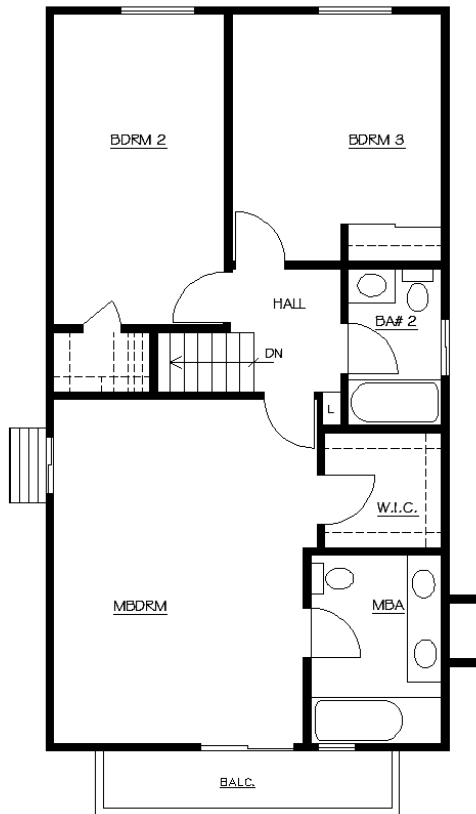
## Plan B

1700 Sq. Ft.

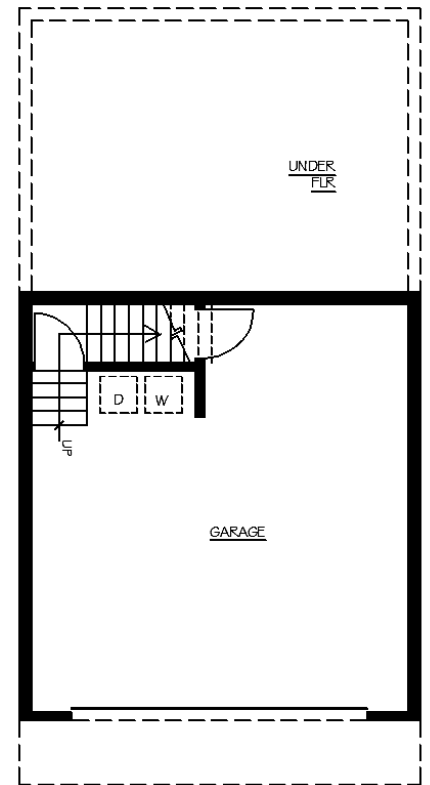
This spectacular two-story residence offers three bedrooms, and two baths plus powder bath, custom beech and granite kitchen, a den which can double as a fourth bedroom or office, family room, living room with fireplace and balcony, master bedroom with French doors and deck, double garage, and a dramatic hillside city view. Built with full options and upgrades included, offers an outstanding value.



First Floor



Second Floor



Garage Level

# Combining Unsurpassed Luxury and Legendary Quality

## Distinctive Community Atmosphere

- European cobblestone driveway and automatic entry gate welcomes residents to the private gated courtyard of Andrita Court, with its beautifully crafted stone textured surfaces and driveways.

## Distinctive Exteriors

- Richly detailed Mediterranean and Spanish architectural design
- Concrete tile roofs of time-honored designs for beauty, durability, fire resistance, and lasting value
- Stunning architecturally designed redwood fences
- Fully finished exterior patios and yards with concrete hardscape and landscape areas
- Exquisite, decorator-selected exterior light fixtures to greet your guests
- Expertly crafted windowed and raised-panel solid-wood entry doors with beautiful solid brass Schlage locksets
- Fully drywall finished garages with smooth wall finish, rounded corners, and windowed roll-up doors with automatic openers
- Direct garage-to-home entry

## Interiors of Quality and Comfort

- Dual-glazed Low-E windows and sliding doors for beauty, energy savings, sound isolation, and year round comfort
- Exquisite hand-set travertine and natural stone textured porcelain tile flooring through entry, kitchen, breakfast, powder room, garage staircase, and all baths, for timeless elegance that will never go out of style

- Spectacular architectural highlights, including arched entries and volume ceilings (per plan)
- Timeless hardwood flooring throughout the living and dining areas
- Elegant gas fireplace with stone textured mantel and hearth offers the convenience of instant on operation and cleanliness with energy efficiency
- Grand crown moldings in living room and dining areas
- Luxurious smooth finish on all walls and ceilings, including garage
- Rounded interior wall corners for that rich, soft and contemporary touch
- Elegant raised two panel arched interior doors with high quality brass finish lever hardware
- Dramatic extra-wide baseboards and door casings
- Elegant crafted wood window sills and aprons on all windows throughout
- Contemporary recessed lighting with mirrored reflector trims throughout living room, kitchen, baths, hallways, and master bedroom included
- Quality carpeting in living, dining, bedrooms, and hallways
- Custom handcrafted raised panel solid beech wood European frameless cabinetry in kitchens, baths, and linen areas, with hidden hinges, adjustable shelves, and heavy duty full extension drawer slides

## Incomparable Kitchens

- Stunning imported slab granite countertops and backsplashes for beauty and durability

- Fully upgraded stainless steel Frigidaire energy efficient appliances featuring gas stoves with self-cleaning ovens and built in microwave oven/hood combination (plan A)
- Recessed ice maker line for refrigerator
- Fully upgraded stainless steel Frigidaire Professional energy-saving multi-cycle dishwashers
- Exterior venting kitchen hoods fully exhausts all cooking fumes outside instead of recirculating back inside, keeping home interior free and clean and free of cooking odors, grease and smoke.
- Durable full depth stainless steel sinks with powerful garbage disposal.

### **Luxurious Bathrooms**

- Clear-glass frameless stall shower doors for beauty and ease of cleaning (plan A)
- Durable cast-iron Kohler tubs in master baths for a lifetime finish and durability
- Spectacular slab granite countertops and backsplashes for beauty and durability
- Master baths feature stunning 12x24 inch designer porcelain wall tile for dramatic presentation with minimal grout joints for ease of cleanliness
- Dual sinks with full width vanity mirror and medicine cabinets
- Beautiful designer line Delta faucets and fixtures, for elegance and the best of reliability and performance
- Custom crafted raised-panel solid beech wood cabinetry with full extension drawers

### **Plus These Extra Features**

- State-of-the-art pilot-less and tankless gas water heater by Noritz provides hot water instantly on

- demand while providing the ultimate in space savings and energy efficiency, cutting gas expense to less than half of a traditional water heater
- Pre-wired for cable TV in living room and all bedrooms
- Pre-wired network grade cat-5 wiring throughout for enhanced audio, video, DSL, and data transmission
- Gutters and downspouts
- Quality air conditioning and forced air-heating by Carrier Corporation, with pilot-less ignition for year-round comfort and convenience
- Full insulation in attic floors, subfloors, and all exterior walls (except garage)
- Exquisite decorator-selected lighting and bath fixtures, with lavish coordinated hardware
- Both gas and electric connections for clothes dryer
- Smoke detectors for peace of mind
- Garage doors feature latest finger safe pinch-resistant panel joints for safety from injury

### **Plus these custom "Hidden" Features**

- Three step stucco exterior with extra fine sand finish, for an exquisite exterior
- State-of-the-art-technology in window flashings, caulking, and waterproofing techniques
- GFI-protected waterproof outlets at the front and rear of home
- Dual-glazed windows and sliding glass doors, for maximum sound and energy insulation
- Modern "low-E" treated window glass – a state of the art metallized coating which reflects away the sun's infrared heat during the summer, while retaining the home's interior heat during the winter, for maximum energy savings and comfort

## Los Angeles' Finest Location

- Private landscaped and lit courtyard at rear of complex
- Conveniently located in the heart of Los Angeles adjacent to Glendale, less than ten minutes- five miles from Downtown Los Angeles, Pasadena, and Burbank
- Convenient immediate freeway access to both the Golden State (5) Freeway and Glendale (2) Freeway
- Minutes from convenient local shopping to Costco, Ralphs, CVS, Starbucks, Fresh & Easy, Rite Aid, all within a 1 mile radius
- Just minutes from top-rated entertainment and cultural facilities, fine dining, and shopping including the Glendale Galleria, Eagle Rock Plaza, and the all new Americana at Brand
- Convenient to both public and private elementary, middle and high schools, Glendale College, and now under construction Los Angeles Community College at the former Van De Camps bakery
- Adjacent to the a new 40-acre public park, planned for a variety of recreational activities, including baseball fields and restrooms

## Directions

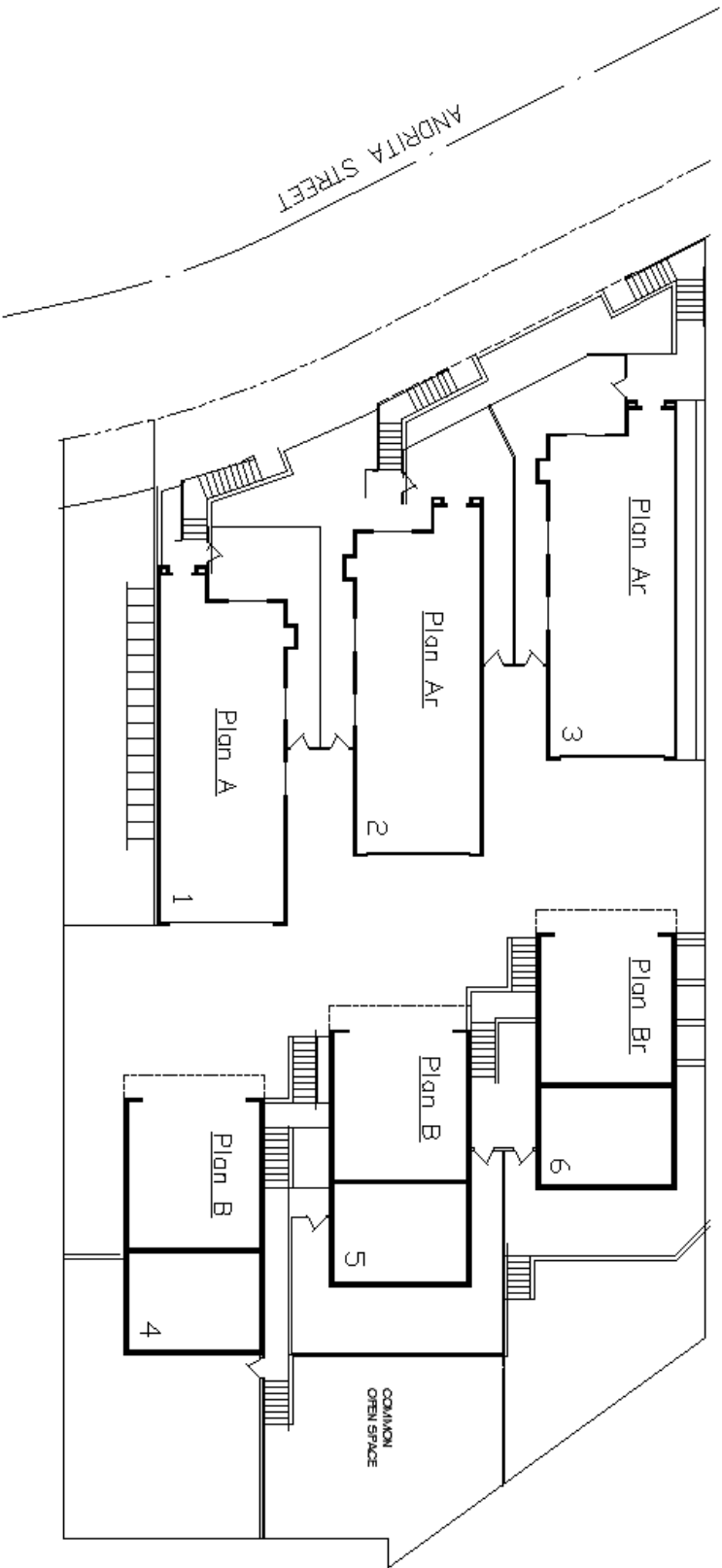
### **From the North**

- From the 2 FRW south, exit Verdugo Road. Turn left on Verdugo Road. Turn right on Eagle Rock Blvd. Turn right on Avenue 36 and bear left onto Fletcher. Turn right on Avenue 35/Andrita St.
- From the 5 FRW south, go onto the 2 FRW north and exit Verdugo Road. Turn right on Eagle Rock Blvd. Turn right on Avenue 36 and bear onto Fletcher. Turn right on Avenue 35/Andrita St.



### **From the South**

- Take the 5 FRW north to the 2 FRW north and exit Verdugo Road. Turn right on Eagle Rock Blvd. Turn right on Avenue 36 and bear left onto Fletcher. Turn right on Avenue 35/Andrita St.



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