

**11746 BLIX ST**

VALLEY VILLAGE, CA 91607

**\$3,698,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

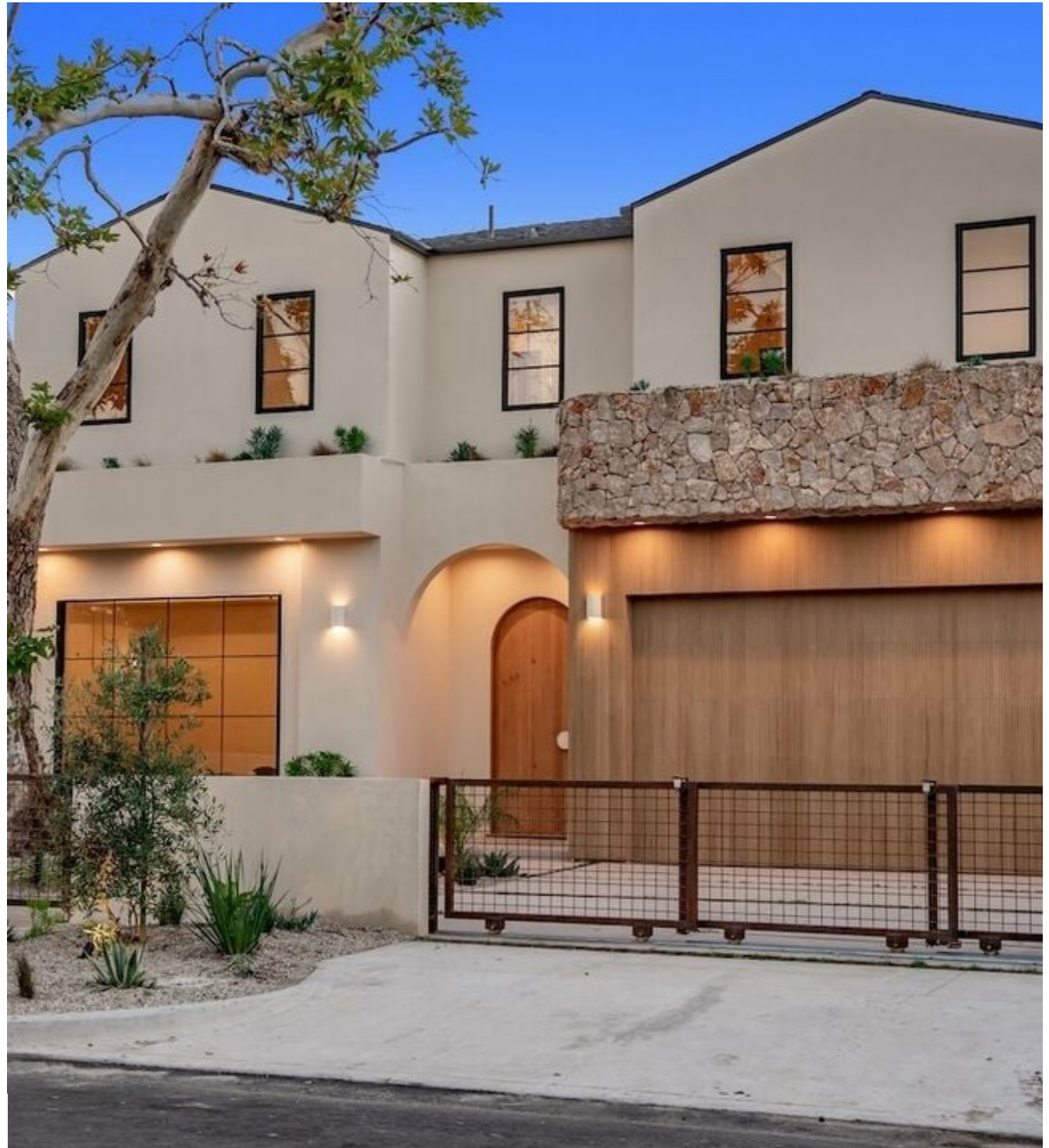
# 11746 BLIX ST

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Introducing this breathtaking, one-of-a-kind home that blends sculptural architecture with warm organic materials for a serene, modern living experience. This custom-built home is situated within the highly esteemed Colfax Charter School District. Boasting 5BD/5.5BA, the property also includes a spacious casita offering open living space with an additional bedroom and bathroom. Upon entering the home, you're welcomed by hand plastered walls, curved aesthetics, and continuous wide-plank oak flooring that guides you through sun-filled spaces.

**Cooling: Central A/C,**  
**Fireplace Count: 2 Fireplaces,**  
**Pool Description: Pool,**  
**Sewer: Public,**  
**Special Program: Global Luxury,**  
**Water: City Water**

**\$3,698,000**



The chef's kitchen is an organic showcase, centered around a gently rounded island, sculpted curved ceiling, rustic oak cabinetry, marble countertops, high-end appliances, and a walk-in pantry. The expansive family room features a sculpted fireplace wrapped in hand-finished brushed plaster and rustic curved shelving that enhances the warmth and texture of the space. Large sliding doors create a seamless transition between indoors and outdoors, revealing a resort-like sanctuary with a shimmering pool, spa, covered patio with a seating area and fireplace, and an outdoor cooking area, surrounded by lush greenery for ultimate privacy. The lower level features a cozy movie theater, an ensuite guest bedroom, and a powder room. Upstairs, the primary suite becomes a retreat of its own, boasting a softly rounded fireplace, a generous walk-in closet, and a large balcony with views of the tranquil, tropically landscaped yard. The spa-inspired primary bathroom offers a soaking tub, walk-in shower, and dual vanities finished in micro-cement and natural stone. Three additional ensuite bedrooms and a large laundry room complete the upper level.



Enhanced with premium features including Control4 smart technology, whole-home surround sound, a security system with cameras, and energy-efficient solar panels, this home is both luxurious and thoughtfully connected. Located in the highly coveted community of Valley Village.



