



12953 GREENLEAF

12953 GREENLEAF ST, STUDIO CITY, CA 91604

\$2,375,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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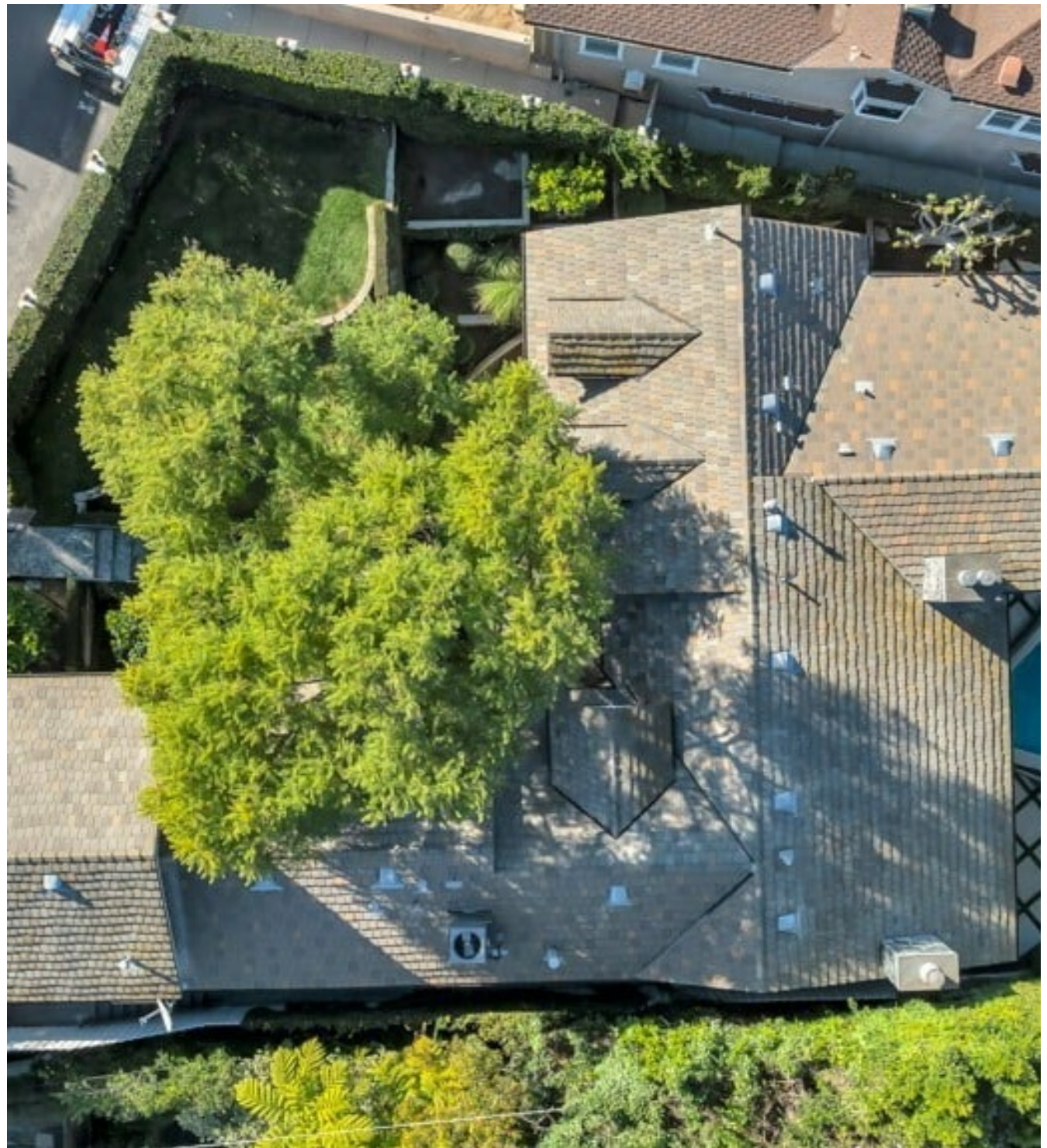
BACK ON THE MARKET DUE TO A BRIEF HOLD, this is an opportunity to own a privately gated Studio City residence which blends the elegance of the French countryside with the sophistication of modern California living. Thoughtfully designed and impeccably curated, this home rests on an expansive 8,400-square-foot lot and offers over 2,600 square feet of architectural charm infused with timeless Old World character. Upon arrival, striking stone siding, manicured landscaping, and a private entry set a tone of serene seclusion.

Garage Count: 2 Car Garage,
Sewer: Public,
Pool Description: Pool,
Cooling: Central A/C,
Water: City Water

\$2,375,000



Inside, rich textures and warm finishes define the interiors, where open beams, coffered ceilings, and multiple living areas with fireplaces create an effortless flow that seamlessly connects indoor and outdoor living spaces. A formal dining area with a picturesque window leads to an exceptional chef's kitchen, appointed with stone countertops, custom cabinetry, premium hardware, and luxury appliances. An adjacent garden view breakfast area provides the perfect setting for casual mornings or intimate evenings, complete with nearby wine storage. The primary suite serves as a true retreat, featuring a fireplace, direct access to the pool, a spacious walk in closet, and a spa inspired en-suite bath with a steam shower and dry sauna which offer a daily escape into relaxation and wellness. Two additional bedrooms and two bathrooms provide versatility for a growing household, guests, or a dedicated home office. Outdoors, a heated pool, fire pit, and multiple lounging areas are enveloped by mature hedges and lush landscaping, creating a private oasis ideal for both entertaining and quiet enjoyment. Two EV charging ports and additional custom cabinetry in the garage complete this exceptional home.



Ideally located south of Ventura Boulevard and in close proximity to highly regarded public and private schools, this rare residence offers the perfect balance of tranquility and convenience-feeling worlds away, yet moments from everything.



