

*Marc & Rory*  
**SHEVIN**



# Marc & Rory SHEVIN

23925 Park Sorrento  
Calabasas, CA 91302

PRSRT STD  
U.S. POSTAGE  
PAID  
CANOGA PARK, CA  
PERMIT No. 632

*Just Listed*

23237 Blue Bird Drive, Calabasas

Located in guard gated Calabasas Country Estates, this superb, one-story Mediterranean style estate with pool house is highlighted by a large, lushly landscaped, very private lot. Beautifully expanded and customized with a newer gourmet kitchen with stainless steel appliances, hardwood floors, volume, open beam ceilings, granite, marble & limestone counters, and stone wet bar. The gorgeous grounds include a Pebble-Tec pool with boulder accents, spa with fire pit, covered patio with fireplace, BBQ center with trellis & skylights, four fountains, two fire pits, olive grove, and walking paths amongst mature oak and shade trees. The master suite opens to an outdoor living area with two-sided, stacked stone fireplace, TV and ceiling fan. The pool house includes a ¾ bath, all nestled in a wonderful natural setting.

*Offered at \$1,950,000*

**818.251.2456 • 818.251.2476**

**www.theshevins.com**



**Prudential**  
California Realty

Marc: DRE #00559629 Rory: DRE #00671618

*Co-Listed with Lisa Laughlin, Pritchett, Rafp & Associates*

