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**Your Encino Woods  
Specialist**

 **Tip of the  
month:  
We have a  
special sur-  
prise for the  
4th of  
July Parade  
...details to  
come in next  
months  
newsletter**

## Mansionization Ordinance Changes

On March 17, 2017 the city council voted in the new rules for the baseline and hillside mansionization ordinance which essentially closes some of the loopholes that allowed the builders to get a 20% bonus to build larger homes. If you are interested in reading the ordinance you can find it here [http://clkrep.lacity.org/onlinedocs/2014/14-0656\\_ORD\\_184802\\_3-13-17.pdf](http://clkrep.lacity.org/onlinedocs/2014/14-0656_ORD_184802_3-13-17.pdf)

### *Hot Properties*

#### **Just Sold/Pending**

4720 Aqueduct 3+2 (1680 sq ft)	\$815,000 sold
15926 Morrison 3+2.5 (1442 sq ft)	\$867,750 sold
5173 Gaynor 3+1.5 (1714 sq ft)	\$950,000 sold
4934 Collett 4+4 (3474 sq ft)	\$1,275,000 sold
5035 Gerald 4+3.5 (2739 sq ft)	\$1,305,000 sold
4937 Gloria 5+5 (3860 sq ft)	\$1,750,000 sold



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