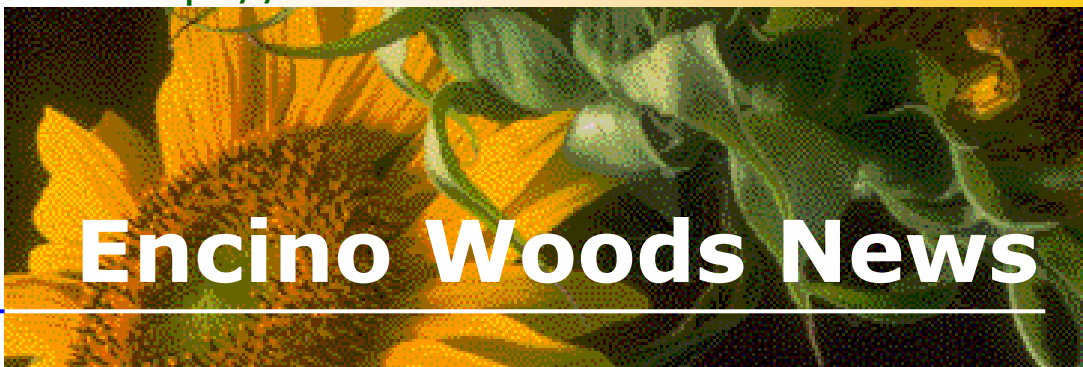




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Encino Woods News

15th Annual Toy Drive

I would love to invite everyone to the 15th Annual Toy Drive benefiting LA Family Housing! The toy drive will be held on Saturday Dec. 6 from noon to 4pm at the Valley Inn 4557 Sherman Oaks Ave, Sherman Oaks! Everyone who brings a new unwrapped toy or gift card (for the older kids) will receive a raffle ticket and there are a lot of great raffle prizes like gift cards to CPK, Islands, Oliva and Beatles merchandise and music. If you can't make it there is an Amazon Wish list, or you can go to Oliva, Valley Inn, CPK Studio City, Pineapple Hill, Huntington Learning Center or Raising Cane's and drop a toy there. Or reach out to me and I can do a pick up as well! Thank you and hope to see you there!

Your Encino Woods Specialist



Tip of the Month:

Happy Thanksgiving!

**"We must find the time to stop and thank the people who make a difference in our lives"-
John F. Kennedy**

**"The average time for eating a Thanksgiving dinner is 12 minutes, which, incidentally, coincides with halftime." —
Erma Bombeck**

Hot Properties

Just Sold/Pending

1245 Wellesley #103 2+2 (1323 sq ft)	\$930,000 sold
4846 Gaviota 4+3 (2418 sq ft)	\$1,435,000 sold
4831 Collett 3+3 (2088 sq ft)	\$1,585,000 sold
16820 McCormick 3+2.5 (2254 sq ft)	\$1,625,000 sold
4722 Noeline 4+3.5 (4502 sq ft)	\$2,750,000 sold
4952 Haskell 5+5 (4552 sq ft)	\$2,550,000 sold
5036 Woodley 5+5.5 (6300 sq ft)	\$4,425,000 sold
16711 Moorpark 6+6.5 (6686 sq ft)	\$5,200,000 sold



www.facebook.com/EncinoWoods

If your home is currently listed this is not intended as a solicitation. Information from public records or CRMLS as of 11/21/2025 and does not necessarily represent sales of Berkshire Hathaway or Jodie Francisco. Properties listed/sold by Jodie Francisco in **Bold**.