



EXPERIENCE THE SOPHISTICATED URBAN LIVING

  
**NEWSTAR**  
**Realty & Inv.**  
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**MODERN PENTHOUSE CONDO**

**FOR SALE**

4644 COLDWATER CANYON #403  
STUDIO CITY, CA 91604

by  
**NAM JUN KIM** DRE#02222172

# Welcome to

## 4644 Coldwater Canyon #403 Penthouse

Discover a residence that perfectly combines modern elegance, comfort, and prime location in the heart of Studio City. As you step inside, you'll be greeted by bright, open spaces, high-quality finishes, and a thoughtful floor plan designed for both relaxation and entertainment.

Whether you're unwinding in the living room bathed in natural light, preparing meals in the contemporary kitchen, or enjoying the vibrant lifestyle of Studio City just outside your door, this home offers the perfect balance of style and convenience.



# PROPERTY HIGHLIGHTS

## **SPACIOUS LAYOUT**

Thoughtfully designed floor plan with generous living areas

## **ABUNDANT NATURAL LIGHT**

Large windows create a bright and airy atmosphere

## **PREMIUM LOCATION**

Close to shopping, dining, entertainment, and freeways

## **BEAUTIFULLY MAINTAINED WITH MODERN FINISHES**

Elegant touches throughout the home

## **SECURE COMMUNITY**

Gated building with controlled access and parking



Perfectly combines modern elegance, comfort,  
and prime location in the heart of Studio City.

# ABOUT PROPERTY

**3 BEDS + 3 BATHS | APPROX. 1850SQ FT.**

High Ceillings, Built in 2009, 2 Assigned Parking,  
\$757/Mo. HOA, Private Balcony

## INTERIOR FEATURES



Open-concept living and dining area with hardwood flooring



Modern kitchen with quartz countertops, stainless steel appliances, and custom cabinetry



Primary suite with walk-in closet and spa-inspired bathroom



In-unit washer and dryer for added convenience



Private balcony for outdoor relaxation





## Open-concept living

Experience modern open-concept living with bright, connected spaces that maximize both comfort and functionality



LIVINGROOM



KITCHEN



HALLWAY



LAUNDRY ROOM



BEDROOM



BEDROOM



BEDROOM



MASTER BATHROOM



WALK-IN CLOSET

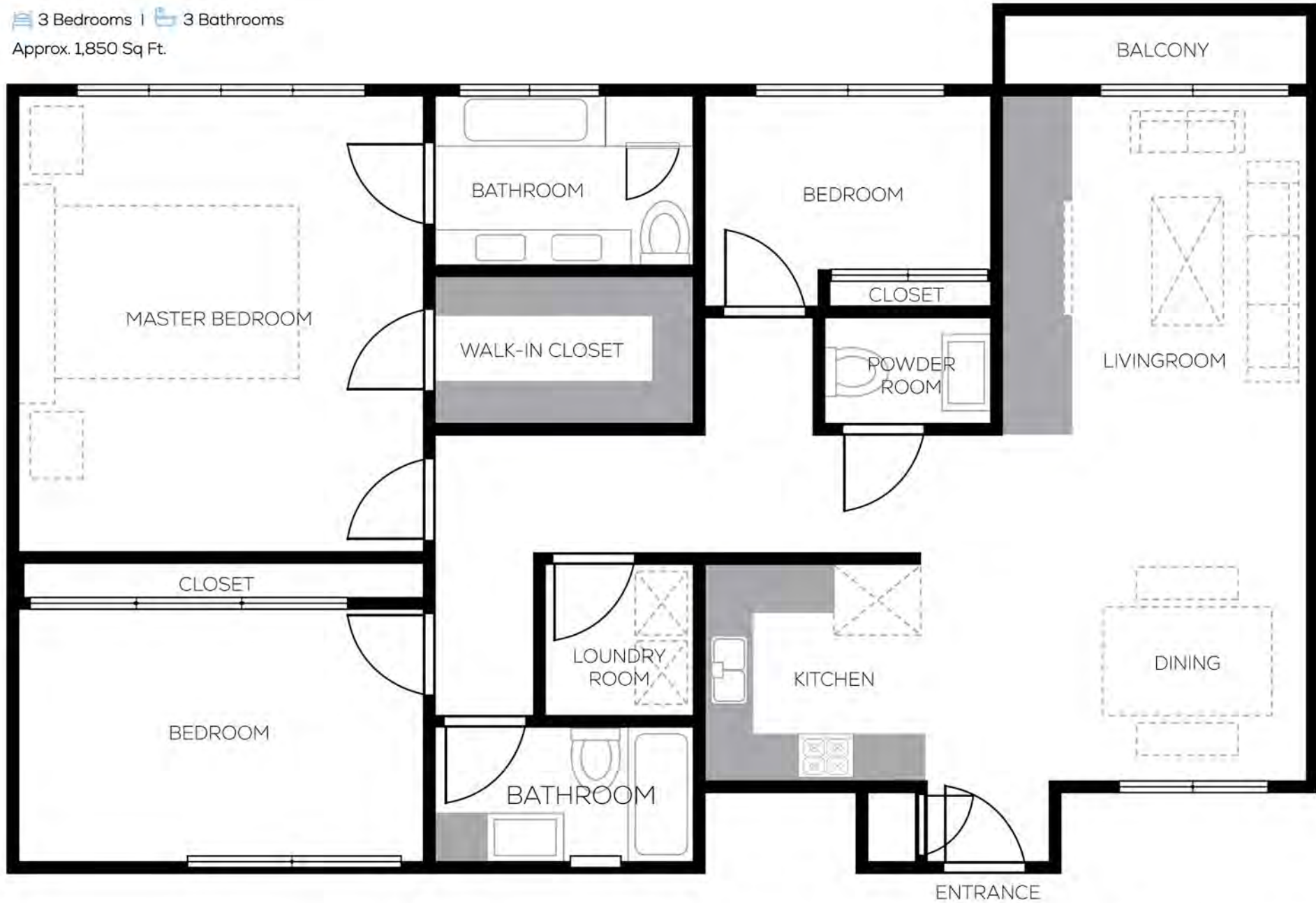


MASTER BEDROOM

# Floor Plans

3 Bedrooms | 3 Bathrooms

Approx. 1,850 Sq Ft.



Information may differ from the actual property.

# COMMUNITY & AMENITIES

 Secure, gated entry and parking

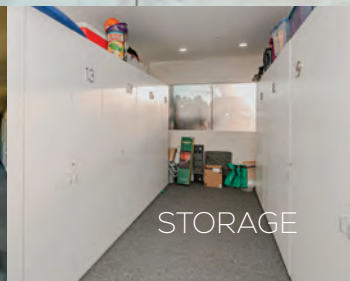
 Elevator access to all levels

 Well-maintained common areas

 Guest parking available



COMMUNITY BENCH



STORAGE



LOBBY & MAILBOX



PARKING LOT

# ABOUT NEIGHBORHOOD



Ventura Boulevard's shops, cafés, and restaurants



Conveniently located near some of the area's best schools and academic centers.

## Great Schools Rating

6/10

### Riverside Drive Charter Elementary School

Grades : K-5 Distance : 0.3 mi

7/10

### Louis D. Armstrong Middle School

Grades : 6-8 Distance : 1 mi

6/10

### Ulysses S. Grant Senior High School

Grades : 9-12 Distance : 1.6 mi



School attendance zone boundaries are provided by a third party and are subject to change. They are not guaranteed to be accurate, up to date, or complete. Check with the applicable school district prior to making a decision based on these boundaries.

# Where is STUDIO CITY

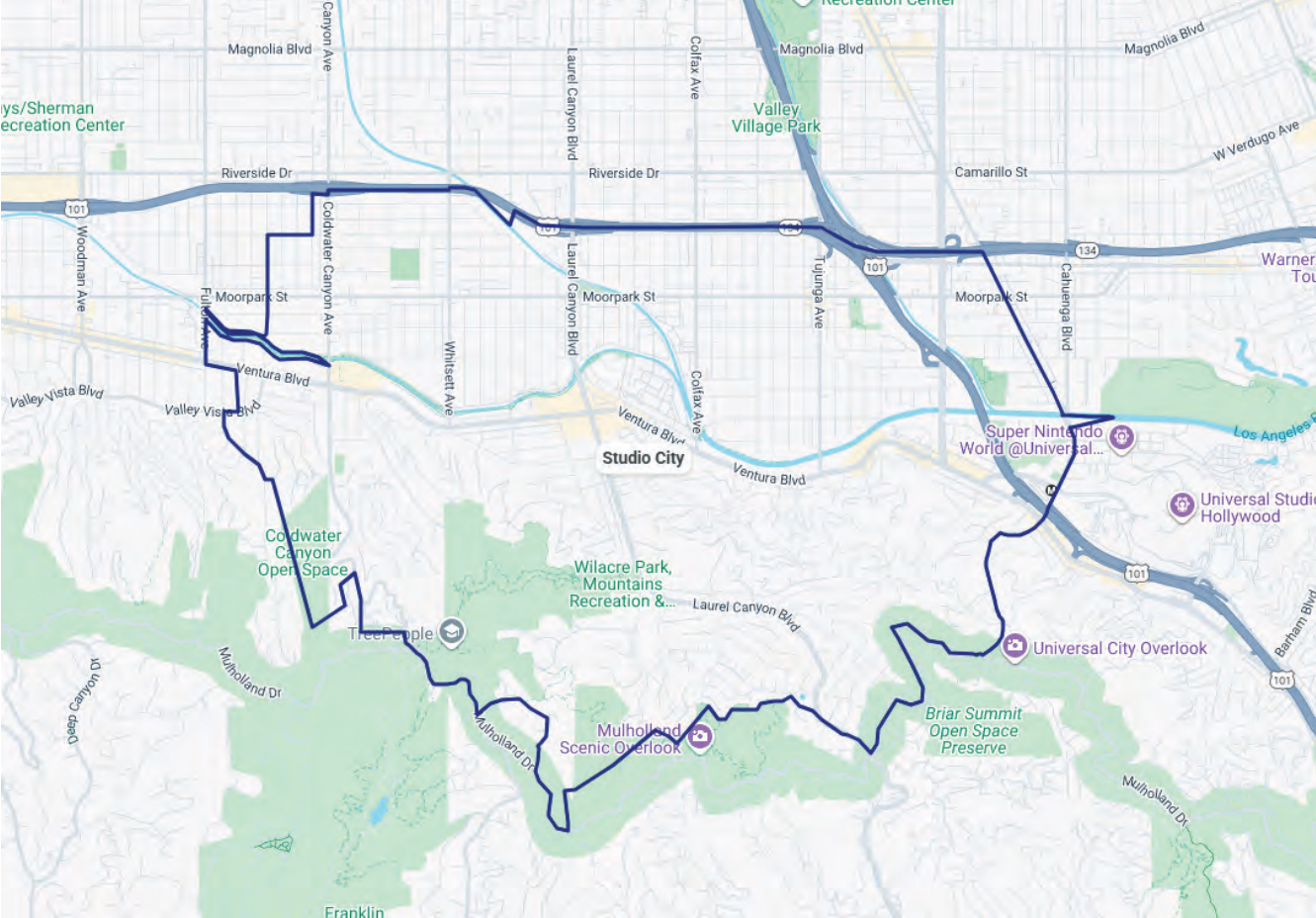
**Nestled in the San Fernando Valley at the base of the Hollywood Hills, Studio City is one of Los Angeles' most desirable neighborhoods. Known as the "Jewel of the Valley," this vibrant community perfectly blends a relaxed suburban atmosphere with the energy and convenience of city living.**

**Residents enjoy tree-lined streets, charming boutiques, trendy cafes, and world-class dining, along with easy access to hiking trails in Fryman Canyon and the scenic Mulholland Drive. The neighborhood also offers top-rated schools, making it a sought-after location for families.**



The Jewel of the Valley





With its close proximity to Hollywood, Burbank studios, and major freeways, Studio City is ideal for professionals, creatives, and anyone seeking a balance of work, leisure, and lifestyle.

Whether you're drawn by its rich entertainment history, thriving local culture, or beautiful homes, Studio City offers a truly unique Los Angeles living experience.



## WHAT LOCALS SAY

 It's dog friendly

 Car is needed

 It's walkable to restaurants

 It's walkable to grocery stores

 There are sidewalks

 Parking is easy

# ABOUT US



## **New Star Realty & Inv.**

Los Angeles (HQ) / Torrance / Cerritos / Corona / Fullerton / Garden Grove / La Crescenta / Irvine / Rancho Cucamonga / Rowland Heights / Valencia

[www.newstarrealty.com](http://www.newstarrealty.com)

New Star Realty is one of the most recognized and trusted real estate companies within the Korean-American community. Since its founding, New Star has grown into a leading brokerage, serving clients throughout Los Angeles, Orange County, and beyond.

With a strong network of professional agents, New Star specializes in residential homes, commercial properties, and business sales. Our team is dedicated to delivering personalized service, expert guidance, and outstanding results for buyers, sellers, and investors alike.

Through years of experience and a commitment to integrity, New Star Realty has built a reputation as a dependable partner in real estate, helping countless families and businesses achieve their dreams in Southern California.

## **Affiliates & Related Initiatives**

New Star Realty doesn't just excel in real estate – we've built a robust network of affiliated organizations and community-driven initiatives to enhance our service and impact:

### *Real Estate School:*

Our in-house academy trains and empowers upcoming real estate professionals.

### *Scholarship Foundation:*

We give back to the community by supporting education through scholarships.

### *Branch Offices:*

Operating multiple offices across Greater LA and Orange County (including Irvine), ensuring broad regional coverage.

### *Official Licensee Network:*

A network of independently licensed agents unified under the New Star brand and system.

### *New Star Enterprises Group:*

Through this umbrella, we've sponsored events such as the "Korean-American Town" projects and community festivals.

*Nam Jun Kim*

**NAM JUN KIM**

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20 years of Experience as a Graphic Designer  
NAR / CAR Member



Your Trusted Real Estate Team in LA & Orange County

*Consider it sold!*



I am a full-service real estate professional covering all of Los Angeles and Orange County, specializing in residential, business, and commercial properties. My expertise goes beyond transactions – I deliver tailored strategies designed to achieve the best possible results for my clients.

With a strong background in advertising, social media, and YouTube marketing, I provide cutting-edge exposure for every property. Whether you're buying, selling, or investing, I ensure your needs are met with exceptional service, proven results, and innovative marketing solutions.

I am committed to making your real estate journey smooth, successful, and rewarding.