

**TATONE**  
**TATONE GROUP**

**OVER \$1.7 BILLION SOLD**

**Over \$1.7 Billion Sold in Real Estate Assets.  
International Listings Totaling Over \$84 Million.**

# THE TATONE GROUP

## NICK AND SAMARA



Integrity, passion, community - these are the core principles that guide Nick Tatone & Samara Saffian. With over 30+ years of combined real estate experience in the Los Angeles Area, and over \$1.7 billion in life-time sales,

they have established themselves as leaders in the industry. Their ultimate goal is to provide a seamless, smooth, and stress-free experience for their clients, which has made them among the most sought-after teams in the Southern California Luxury arena.



# CLIENT TESTIMONIALS

Samara & Nick got us more money for our home than any other Realtor told us we could get. The way they negotiated on our behalf was amazing. They clearly had our back through the entire process.  
Can't say enough good things about them!!!

Nancy & Sandy – Hollywood Hills

Samara & Nick handled the sale of our home in Sherman Oaks and they were not only highly knowledgeable about the real estate market in our area, but shrewd negotiators, and great communicators through the whole process.

Laurie & David – Sherman Oaks

Samara & Nick were the most professional and patient brokers we have ever dealt with.

Bruce & Margie – Studio City

Samara & Nick are knowledgeable, have excellent communication skills and are intelligent negotiators. We are so grateful our friends referred them to us.

Mark & Raquel – Tarzana

Fantastic team to work with, they definitely complement each other's skill sets to assist you in whatever your real estate needs might be.

Sylvia – Burbank

Samara & Nick went above and beyond in helping me find a home in an incredibly difficult and competitive market.

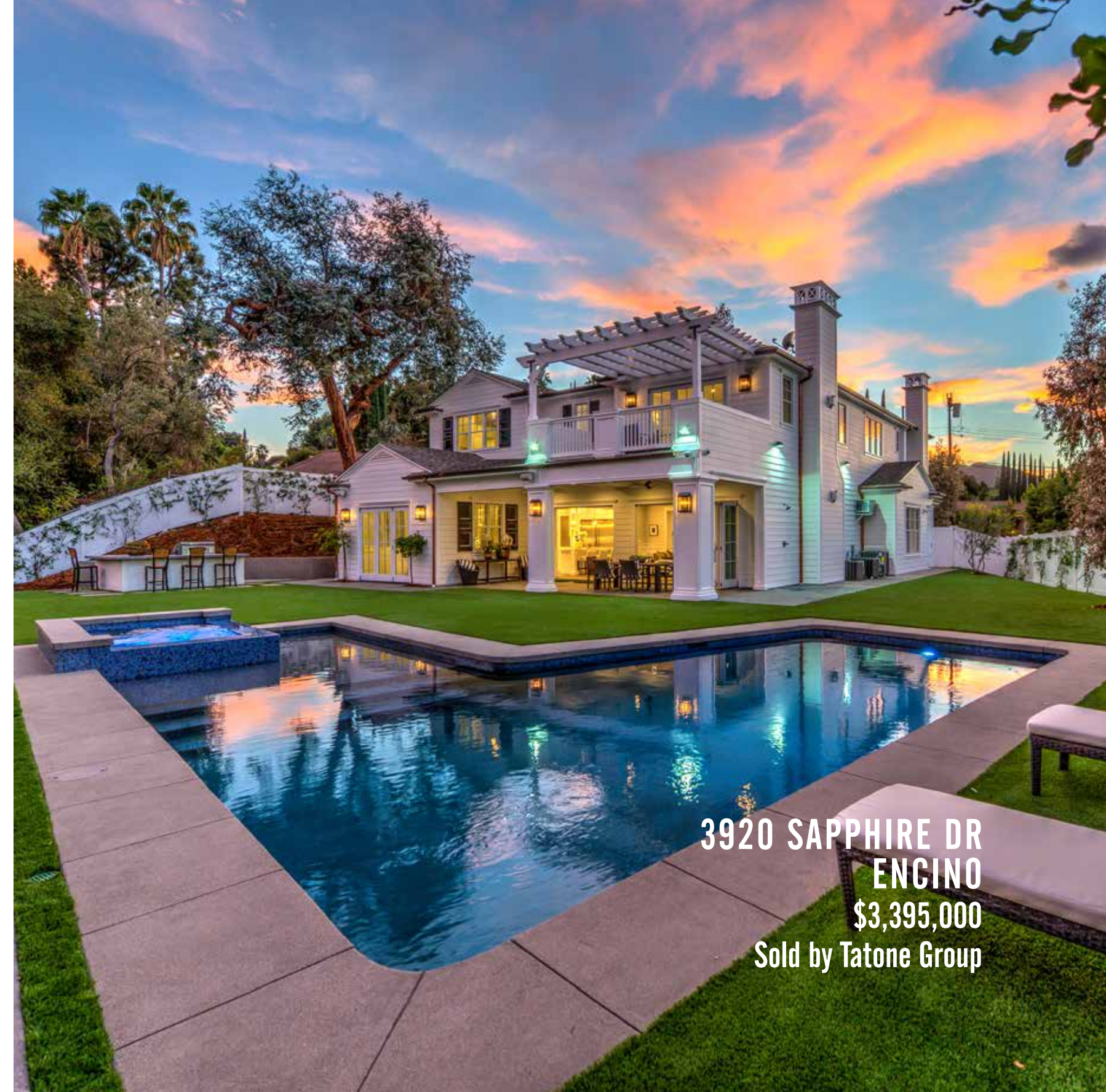
Adam & Stephanie – Encino

Samara & Nick were amazing. They patiently answered every question. We were very, very grateful to have Nick & Samara on our team.

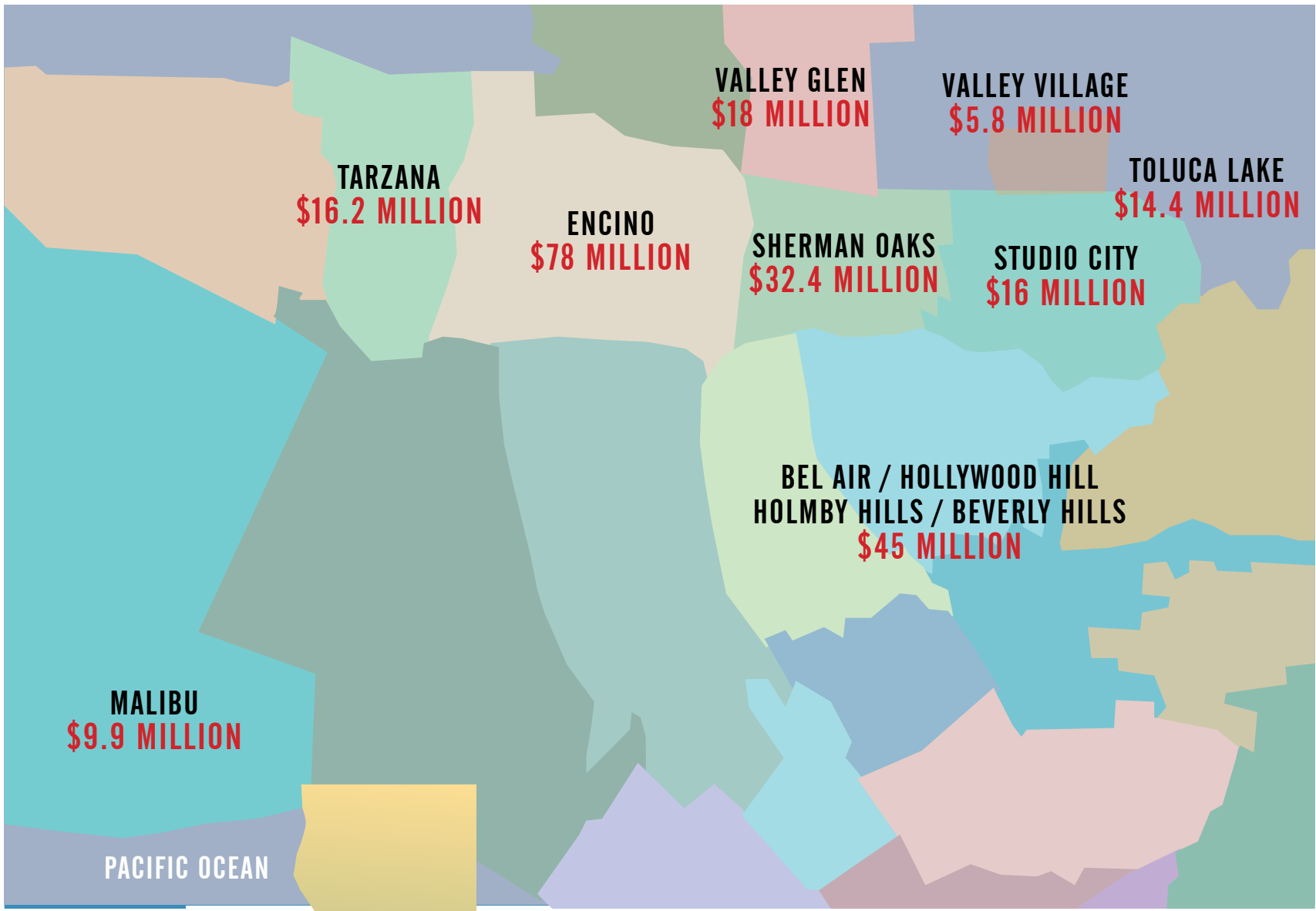
Keith & Carol Ann – Toluca Lake

Buying our house was smooth, stress free and enjoyable because of Nick & Samara. They're simply the best!

Eric & Rachel – Los Feliz



**3920 SAPPHIRE DR  
ENCINO  
\$3,395,000  
Sold by Tatone Group**



# SIGNIFICANT SALES

Verano Rd	Bel Air	\$9,000,000
Beverly Glen Cir	Beverly Hills	\$3,750,000
Sapphire Dr	Encino	\$3,395,000
Balboa Ave	Encino	\$4,745,000
Meadowridge Way	Encino	\$4,175,000
White Oak Ave	Encino	\$3,900,000
Noeline Ave	Encino	\$2,400,000
Woodvale Rd	Encino	\$6,500,000
Royal Oak Rd	Encino	\$3,700,000
Yarmouth Ave	Encino	\$3,950,000
High Knoll	Encino	\$6,000,000
Caribeth Dr	Encino	\$6,500,000
Sunset Plaza Dr	Hollywood Hills	\$9,000,000
Rising Glen	Hollywood Hills	\$5,300,000
Holmby Hills	Holmby Hills	\$15,000,000
Saddle Peak Rd	Malibu	\$2,715,000
Tramanto Dr	Pacific Palisades	\$5,000,000
Amigo Ave	Tarzana	\$5,000,000
Veloz Ave	Tarzana	\$3,825,000
Amigo Ave	Tarzana	\$3,325,000
Valley Spring	Toluca Lake	\$4,600,000
Minna Street	San Francisco	\$2,500,000
Market St	San Francisco	\$16,000,000
Mattel Rd	Santa Ynez	\$3,475,000
Viewcrest Dr	Studio City	\$2,500,000
Duque Dr	Studio City	\$4,100,000

NEW CONSTRUCTION SALES		
	Acq.	Resale
Verano Rd., Bel Air	\$2.2	\$9.0
Balboa Blvd., Encino	\$1.6	\$4.8
MeadowRidge Way, Encino	\$1.7	\$4.2
White Oak Ave., Encino	\$1.5	\$3.9
Woodvale Rd., Encino	\$2.1	\$6.5
Amigo Ave., Tarzana	\$1.2	\$5.0

# STAGING EXPERTISE

Studies show that staged homes sell in half of the time as non-staged homes.



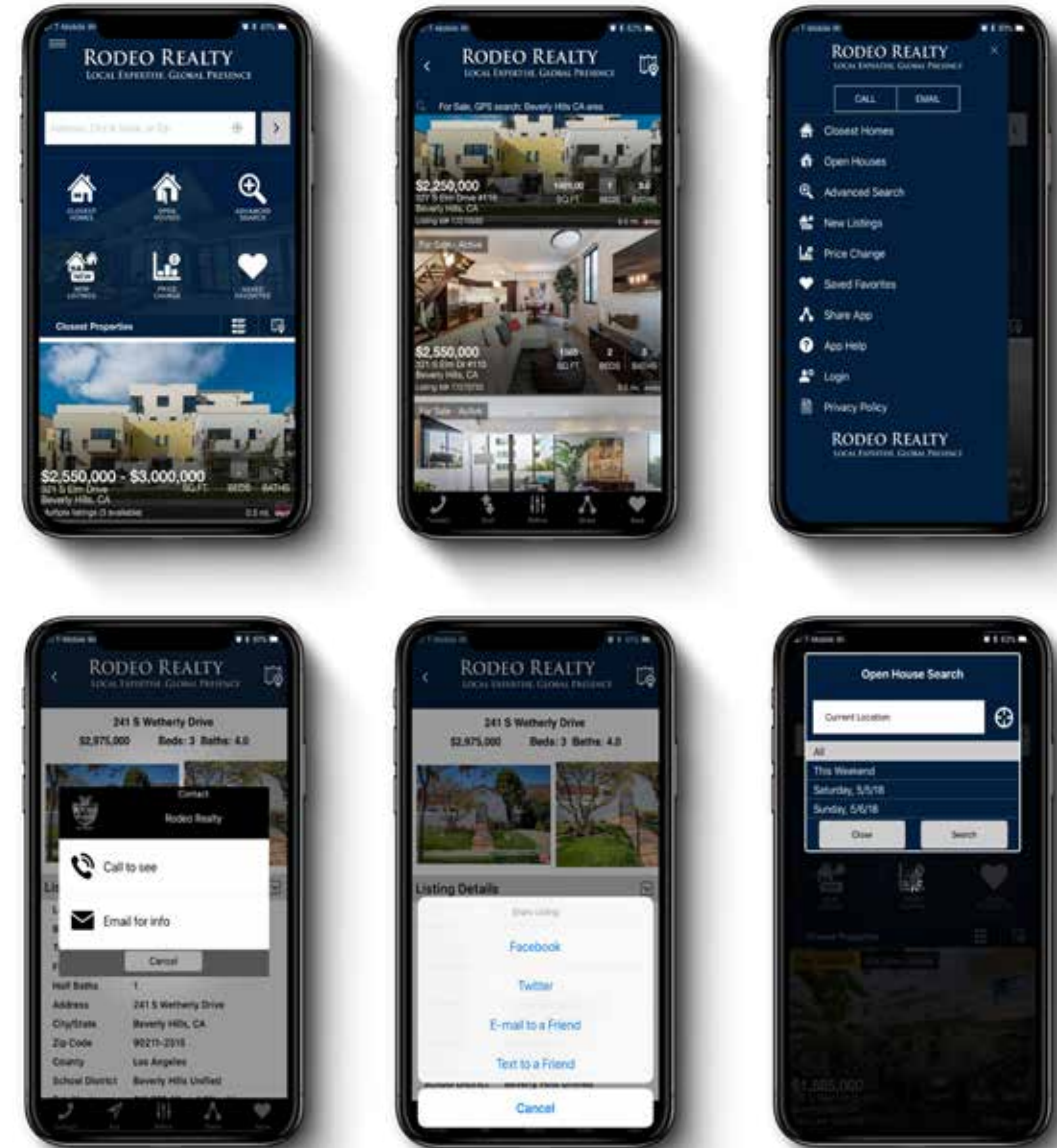
4760 AMIGO AVE  
TARZANA  
\$4,766,250  
Sold by Tatone Group



High quality photography, aerial videography and cinematic virtual tours are essential to capture the attention of today's buyer.

## MOBILE MARKETING

Our custom-built home search app reaches buyers on their smartphones and tablets.



# EMAIL MARKETING

Customized email blasts informs our network of contacts as well as over 10,000 real estate agents worldwide.



# CUSTOM PROPERTY WEBSITE

A custom-designed website highlights the features of your property with professional photography and generates leads through Search Engine Optimization.



# TARGETED DIGITAL ADVERTISING

Advanced algorithms track the most likely buyers of your house and show them only the ads that are most likely to attract their attention.

## Shine.

February 18, 2022

### Your ad performance summary



Your ad results:

Total Ad Views  
**26,197 Views**

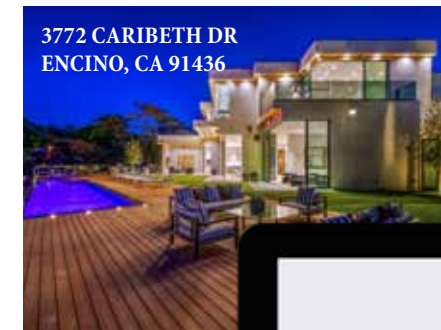
Total Clicks  
**36 clicks**

Your ad has been featured on sites like these:



# SOCIAL MEDIA

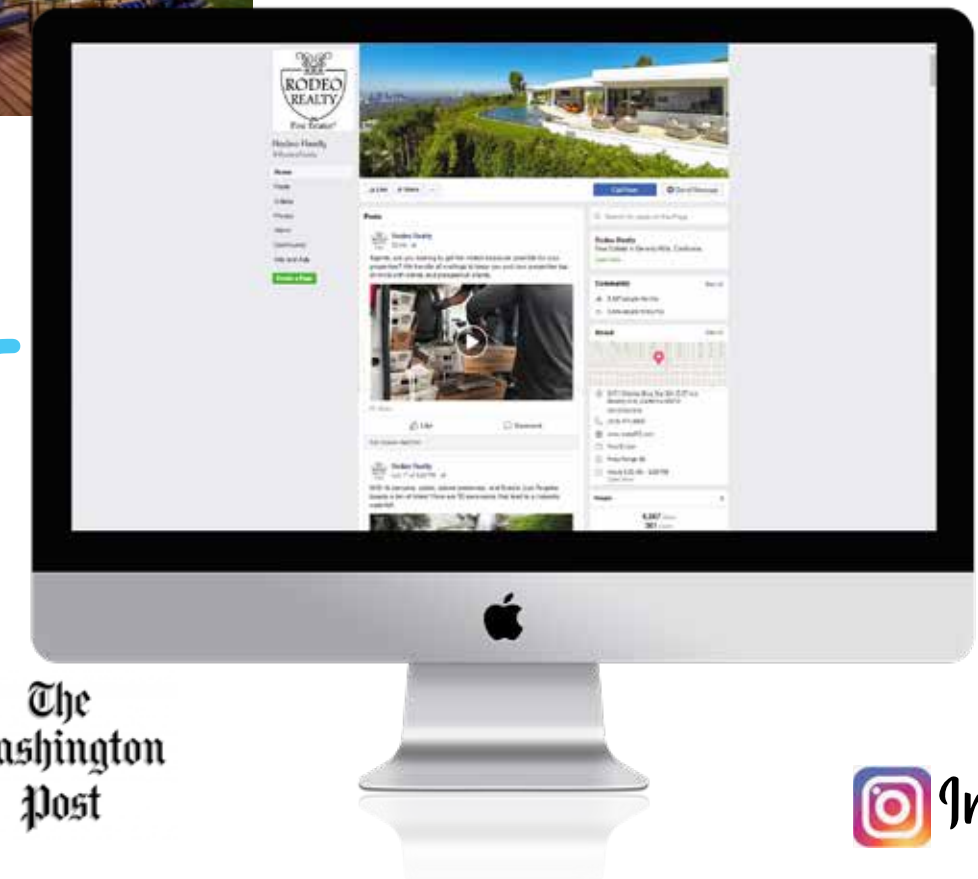
In addition to specific property posts targeted at active buyers, we maintain a consistent social media presence that fosters leads from a broader audience.



YouTube



twitter



The Washington Post

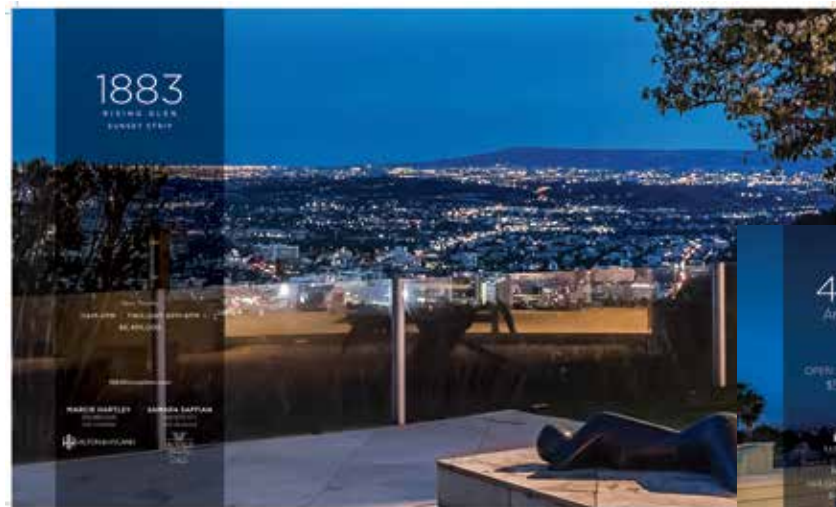
Instagram



# PRINT MEDIA

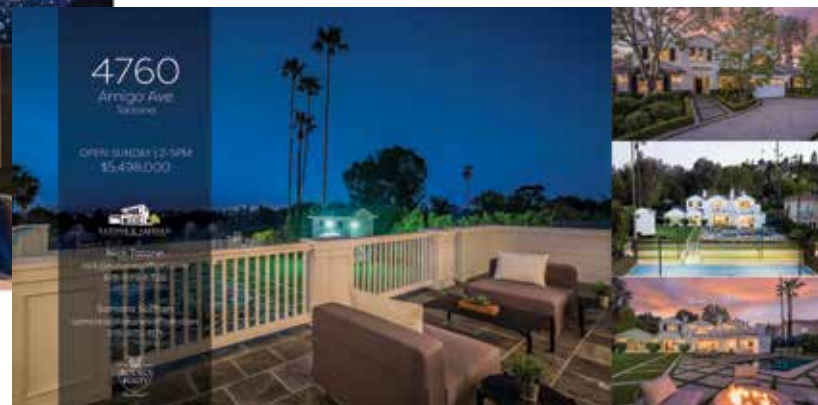


# PRINT ADVERTISING



MLS BROKERS CARAVAN

LOS ANGELES TIMES



# THE RODEO REALTY ADVANTAGE

Rodeo Realty is one of the largest independently owned residential real estate firms in California and the United States.

Yet we maintain the feeling of your friendly boutique neighborhood Realtor.

**\$7 BILLION** Sales Volume

**4,927** Transaction Sides

Over **1,250** Licensed Agents

**12** Offices



# LUXURY REAL ESTATE.COM

## International Reach

### Who's Who In Luxury Real Estate

LuxuryRealEstate.com is the most viewed luxury real estate Web site in the world. It receives more than 3.5 million page views per month and offers a showcase of more than 60,000 luxury properties with an average asking price of \$2.5 million. The site has been named a "Forbes Favorite" and ranked "Best Website" by high-net-worth U.S. consumers, according to the Luxury Institute LLC.

**Request Information** 3772 CARIBETH DR  
ENCINO, CA 91436

**Description**

Located on over an acre with a fully usable lot. This Sophisticated yet charming home offers quality finishes throughout. 6 Bedrooms, 6.5 Bathrooms, approximately 8,583 square feet of living space. Dramatic foyer. Generous living room with coffered ceilings. Large gourmet kitchen with center island, breakfast area, quality built-in stainless steel appliances, granite counter tops and walk-in pantry. True formal dining room with butler's pantry. Office/Library. Huge family room with vaulted beamed ceilings and bar. Game room features a brick fireplace and coffered ceilings. Romantic master suite offers a sitting area, fireplace and balcony overlooking the gorgeous grounds. Luxury master bath with two walk-in closets. Three additional en-suite bedrooms upstairs with a maids and guest room located downstairs. Top quality wood, stone and cabinetry throughout. The fabulous entertainer's backyard features a sparkling pool, spa, fountains, and gazebo. The yard also offers an outdoor dining, living area with dual sided fireplace and built in barbeque center. The Equestrian area features a 6 Stall barn with in/outs, tack and feed room, round pen and large lighted grass turn out or riding ring. Triple car garage, gated parking area, with direct access to home. Truly a must see!

**Price**  
\$4,950,000 USD

**Listing Status** Active

**Bedrooms** 6

**Total Baths** 7.5

**Year Built** 1948

**Living Area** 8,583 sqft

**Lot Size** 59,241 sqft

**Links**



**AGENTS** 71,058  
**OFFICES** 5,588  
**COUNTRIES** 64

**LuxuryRealEstate.com Will Drive the Most Traffic to YOU.**

Website	Percentage
LuxuryRealEstate.com	17%
Relohomesearch.com	14.7%
Trulia.com	6.7%
Realtor.com	6.6%
Zillow.com	1.9%
Luxuryportfolio.com	0.5%
Google.com	0.2%

**WEB SITE STATISTICS\***

	PAGE VIEWS	VISITOR SESSIONS
Daily	115,771	7,219
Monthly	3,588,901	223,805

# PRESTIGE MLS (EUROPEAN MLS)


# CAIMEIJU

# ZOOM CASA™

HOME CONCIERGE

Selling your home is a deeply personal experience. With the Tatone Group and Zoom Casa by your side, you know have a one-stop solution that transforms your home into a move-in ready condition buyers will love and solves all ancillary tasks associated with moving.

PRESTIGE|MLS



4,950,000 Доллары США

3772 CARIBETH DR  
ENCINO, CA 91436

ПРОДАЕТСЯ

ГЛАВНАЯ СТРАНИЦА

US 801 29 22108

PERECHISLENNY

ПРОСМОТРЕТЬ ПРОФИЛЬ

Расположен на окраях с полностью пригодной для использования лотом. Этот элитный, но очаровательный дом предлагает качественную отделку в Спальни, 0.5 ванной комнаты, приблизительно 8 583 квадратных футов жилой площади. Драматическое фойе. Щедрая гостиная с мессониными потолками. Большая кухня для гурманов с центральным островом, зона для завтрака, качественные встроенные приборы из нержавеющей стали, гранитные столешницы и кладовая. Истинная формальная столовая с кладовой. Офис / Библиотека. Огромный семейный номер со сводчатыми потолочными балками и баром. В игровой комнате есть кирпичный камин и мессониные потолки. Романтический люкс-мастер-класс располагает зоной отдыха, камином и балконом с видом на великолепную территорию. Роскошная мастер-ванна с двумя гардеробными. Три дополнительных спальни с ванными комнатами наверху с горниной и комнатой для гостей, расположенной внизу. Высококачественная древесина, камень и красочные краски. В оазисном дворе артистов есть сверкающий бассейн, спа, фонтаны и беседка. Двор также предлагает столовую на открытом воздухе, жилую зону с двухсторонним камином и встроенный центр барбекю. В конноспортивной зоне есть 6 стойло-стойло с выходом / выездом, дамкой и кормовой комнатой, круглым пером и большой освещенной травой или кольцевым колесом. Трёхместный гараж, закрытая парковка, с

CAIMEIJU 采美居

中国内地: +86 (021) 6888 7007 USA: 1.888.267.2989

首页 HOME 采美居房产市场 精英置业USA 精英国际 GLOBAL ABOUT 采美居产市场

加利福尼亚 CALIFORNIA

3772 CARIBETH DR., ENCINO, CA 91436

图片 (44)

详情 房产详情

6 卧室

7.5 洗手间

8,583 平方英尺

楼盘 详细设置 相册

楼盘类型: FOR SALE

参考价: 4,950,000

最新跟进日期: 2024/07/17

房源编号: 14197

楼盘: Encino, California

占地超过一英亩, 有一个安全可用的地段。这间精致而迷人的住宅提供高品质的装饰。6间卧室, 6.5间浴室, 约8,583平方英尺的生活空间。戏剧性的门厅, 宽敞的起居室设有格子天花板, 大型美食厨房, 中心岛, 早餐区, 优质内嵌不锈钢用具, 花岗岩台面和步入式厨房, 真正的正式餐厅, 配有管家厨房, 办公室/库。巨大的家庭间设有拱形横梁天花板和酒吧。游戏室设有砖砌壁炉和格子天花板。浪漫的主人套房设有休息区, 壁炉和俯瞰着美丽场地的阳台。豪华浴室配有两个步入式衣柜, 楼上设有三间带连接浴室的卧室。楼下设有女仆和客房。高品质的木材, 石材和橱柜。这个神话般的艺术后院设有浪漫氛围的游泳池, 水疗中心, 喷泉和凉亭。院子里还有一个户外用餐区, 带双高温炉的起居区和内置烧烤中心。马术区设有一个带进/出口的6个停车位, 大车和饲料室, 圆形灯和大型发光的草环或骑马环, 三车库, 带门控的停车区, 可直接进入家中, 真的是必须看到的!



Services may include:

- Staging
- Deep cleaning
- Home repairs
- Decluttering
- Interior/exterior painting
- Landscaping



**TATONE GROUP  
CHARITY DIVISION**

*“We make a Living by what we get, BUT we make a Life by what we give.”*  
–Winston Churchill

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At the Tatone Group, we share a passion for helping others in need. We want you to know that a portion of our commission goes to charities.

In 2021, we reached our goal of \$20,000 in giving back to charities our clients cared about.

For 2022, we upped our goal to \$30,000. We know that this year, because of the current pandemic we are all facing, charities and local organizations need our help more than ever. That's why, this year, we have decided to focus on local causes in our community. They all need our help and financial support and we want to do our part in making a difference.

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## WE REACHED OUR 2021 GOAL!

\$20,000 was donated through the Tatone Saffian Charity Division in 2021 to the charities chosen by our clients:



## THANK YOU.

Thank you for the opportunity to discuss selling your home. Whenever you are ready, it would be our pleasure to represent you in the sale of your home.

As your trusted advisors, we will use our specialized knowledge and training to help make sense of the complex home selling process. Living in one of the most expensive cities in the U.S. for both sales and rental prices, it is crucial to stay on top of the constant trending market. We will listen to your goals and recommend the right resources to help reach them so that we can achieve your goals seamlessly and smoothly.

As your skilled negotiators, we will be committed to helping you get the best possible price, with the most favorable terms, in the shortest period of time.

As your expert facilitators, we will help make things happen for you. We will provide our personal expertise to put a sale together that will stay together. We will also provide a range of quality real estate resources, be it relocation assistance, inspectors, mortgage or financial services to make the process go along seamlessly from the start and beyond the close of escrow.

Should you decide to work with us, we give you our personal commitment to always deliver the caring customer service that you deserve.

We look forward to the prospect of doing business with you and thank you for your time and consideration.



**NICK TATONE**

**818-929-6326**

**NICK@TatoneSaffian.com**

**DRE License # 01314700**

**SAMARA SAFFIAN**

**818-970-1171**

**SAMARA@TatoneSaffian.com**

**DRE License # 01036043**



**TATONE**

**RODEO REALTY**

**15300 VENUTRA BLVD SUITE 101  
SHERMAN OAKS CA 91403**

**DRE License No. 00951359**