

\$4,199,000 - 1260 Roscomare Road, Los Angeles

MLS® #24412031

\$4,199,000

5 Bedroom, 6.00 Bathroom, 4,586 sqft
Residential on 0 Acres

N/A, Los Angeles,

Welcome to this elegant and spacious Mediterranean style estate nestled in prestigious lower Bel-Air. Gated and set back from the street this updated 5 BD + 6 BA home offers close to 4600 sf of living space and sits on a generous 14,000 sf mostly flat lot. As you enter the property, an elaborate stone waterfall and pond welcome you to this private oasis. Step inside and be greeted by a formal entry and curved stone staircase that open to voluminous grand scale living spaces perfect for relaxation or entertaining. The interior is bathed in natural light and adorned with dramatic curved archways, soaring pitched wood-beamed ceilings, skylights, French doors, and large, picturesque windows that create a seamless indoor-outdoor flow and offer breathtaking views of the exterior surroundings. The enormous chef's kitchen is a culinary delight, boasting top-of-the-line stainless steel appliances, center island, marble countertops, breakfast bar, butler's pantry, and abundant wood cabinetry. The sun-filled kitchen connects to an open family room that leads to the gorgeous backyard sanctuary surrounded by lush foliage and mature trees. Outside, the property features a resort style pebble tec pool and spa, expansive flagstone patio, built-in bar, firepit, and 2-story detached guest house complete with kitchen, bedroom, and private upper-level deck. The main house showcases quality materials throughout with extreme attention to detail that includes custom wood-carved



doors, intricate tile work, marble countertops. travertine floors, extensive wood trim, lavish fixtures, and recessed lighting throughout. The luxurious primary suite boasts a huge walk-in closet, opulent spa-like bathroom, fireplace, and private outdoor patio. Additional amenities include a separate laundry room and 3-car garage on lower level and large motor court providing ample parking for guests. Experience the epitome of luxury living in this magnificent estate located on coveted lower Roscomare Rd with easy access to top-rated schools, Sunset Blvd and all the Westside has to offer. Court-ordered sale. Drive-by only. No open houses or showings. Property available to show after accepted offer. Offers can be made subject to interior inspection. Photos, 3-D Virtual Tour, Floor Plans, Permit Report, and recent Appraisal available. Main House measures 3843 SF and Guest House measures 743 SF per appraisal. Please inquire for more details.

Built in 1951

Essential Information

MLS® #	24412031
Price	\$4,199,000
Bedrooms	5
Bathrooms	6.00
Full Baths	3
Half Baths	2
Square Footage	4,586
Acres	0.32
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Michael Carter
Listing Office	Compass

Community Information

Address	1260 Roscomare Road
Area	C04 - Bel Air - Holmby Hills
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90077

Amenities

Parking Spaces	6
Parking	Garage, Controlled Entrance, Direct Access, Door-Multi, Electric Gate, Guest, Side By Side
# of Garages	3
Garages	Garage, Controlled Entrance, Direct Access, Door-Multi, Electric Gate, Guest, Side By Side
View	Hills, Pool
Has Pool	Yes
Pool	Heated, In Ground, Private, Salt Water, Solar Heat
Security	Gated Community, Security Gate

Exterior

Exterior Features	Fire Pit, Koi Pond
Windows	Drapes, Skylight(s)

Interior

Interior	Stone
Interior Features	Ceiling Fan(s), Beamed Ceilings, Cathedral Ceiling(s), High Ceilings, Loft, Open Floorplan, Recessed Lighting, Walk-In Closet(s)
Appliances	Disposal, Dishwasher, Dryer, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Family Room, Outside
# of Stories	3
Stories	Multi/Split

Additional Information

Date Listed	July 12th, 2024
Days on Market	143

Zoning LARE15

Short Sale N

RE / Bank Owned N

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