

# **\$3,325,000 - 1326 Benedict Canyon Drive, Beverly Hills**

MLS® #24430467

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## **\$3,325,000**

5 Bedroom, 6.00 Bathroom, 4,372 sqft  
Residential on 0 Acres

N/A, Beverly Hills,

You can just move into this house and enjoy the old Time charm or you can modernize it and keep it or sell it and make millions on the flip. Look at ARVs. This can also be an airbnb money machine. This Beverly Hills gem sits on a large lot (one third of an acre) and it gives new meaning to the word "Charm". The two story house boasts with spacious and bright rooms throughout as it reflects a classic European ambiance. The main rooms of this estate are facing the French garden and the sparkling pool in the center of a lush green landscape. The country style chef's kitchen opens to the dining room and living room areas where your family and guests can have plenty of room to be entertained. The bedrooms and bathrooms are spacious throughout the house and flow seamlessly with one another. The property has a fantastic media room which used to be an actor's studio reflecting the proximity of the Hollywood film industry. Needless to say, that you can transform this area to an other use you prefer. The iconic Beverly Hills Hotel is just minutes away and while you can enjoy the serenity of this secluded estate when you are at home, world class restaurants, shopping and entertainment are also nearby. Since this is a short sale, the seller will entertain all offers as the offers will go straight to the bank where we will be seeking a quick approval. More photos are coming by the weekend.

Built in 1923



**Essential Information**

MLS® #	24430467
Price	\$3,325,000
Bedrooms	5
Bathrooms	6.00
Full Baths	6
Square Footage	4,372
Acres	0.34
Year Built	1923
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Brandon Hauer
Listing Office	Brandon Hauer Real Estate Group

**Community Information**

Address	1326 Benedict Canyon Drive
Area	C02 - Beverly Hills Post Office
Subdivision	N/A
City	Beverly Hills
County	Los Angeles
Zip Code	90210

**Amenities**

Parking	Door-Multi, Garage
Garages	Door-Multi, Garage
View	Hills, Mountain(s), Trees/Woods, Courtyard, Pool
Has Pool	Yes
Pool	In Ground, Private

**Interior**

Appliances	Dishwasher, Refrigerator
Heating	Central
Fireplace	Yes
Fireplaces	Family Room, Living Room
Stories	Two

**Additional Information**

Date Listed	August 20th, 2024
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Days on Market	58
Zoning	LARE15
Short Sale	Y
RE / Bank Owned	N

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