

\$6,950,000 - 11975 -11979 Mayfield Avenue, Los Angeles

MLS® #24461145

\$6,950,000

12 Bedroom, 16.00 Bathroom, 8,896 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

One of a kind asset in one of the most desirable markets in the country! Located in prime Brentwood just south of San Vicente, this beautiful new construction 3-unit opportunity was built by award winning developer Thomas James Homes. This development consists of three modern, high-end residential units designed to meet the demands of contemporary living while ensuring sustainability and luxury. The property has a massive 3,214 sq ft 4 bedroom/6 bedroom house in the front and a townhome duplex in the back. The front home can be delivered vacant at close of escrow making this the ideal owner-user opportunity! Offered at \$781/ft and a 5.56% cap rate, this asset is offered at extremely attractive metrics. Most single family homes in the 90049 zip code sell for well over \$1,000/ft for new construction product. Also, the duplex units are occupied on long term leases bringing in strong rental income to offset a new buyer's mortgage. As you step inside the front house, you'll be welcomed by an open and airy layout, highlighted by high ceilings and an abundance of natural light. The gourmet kitchen is a culinary dream, complete with a center island, bar seating, brand-new stainless-steel appliances, and a convenient walk-in pantry. Venture outside to your expansive private backyard, perfect for entertaining. Enjoy a built-in BBQ area with grill and beverage fridge, alongside a variety of covered and uncovered patio spaces, all framed by a lush



grassy lawn and hedging ideal for gatherings or relaxing in peace. Additional features include a main level office, multiple living areas on each floor, and a grand primary suite with a walk-in closet and a luxurious spa-like bath with a separate shower and soaking tub. The third-level family room opens to an expansive covered patio, offering breathtaking views of the city and mountains. For your convenience, a side-by-side washer and dryer are located in an upstairs closet, and a private 2-car garage provides ample parking and storage. This exceptional Brentwood residence is meticulously crafted for modern luxury living, providing a lifestyle of unparalleled comfort and style. Enjoy immediate access to the finest boutiques, gourmet dining, and all that San Vicente Blvd has to offer, with the beach just a short drive away. This is more than just a home; it's a rare lifestyle opportunity waiting for you!

Built in 2023

Essential Information

MLS® #	24461145
Price	\$6,950,000
Bedrooms	12
Bathrooms	16.00
Square Footage	8,896
Acres	0.21
Year Built	2023
Type	Residential Income
Status	Closed
Listing Agent	John Katnik
Listing Office	BRC Advisors- BH

Community Information

Address	11975 -11979 Mayfield Avenue
Area	C06 - Brentwood
Subdivision	N/A

City	Los Angeles
County	Los Angeles
Zip Code	90049

Amenities

Parking Spaces	7
Parking	Garage
Garages	Garage
Pool	None
Security	Gated Community

Exterior

Exterior	Vertical Siding
Construction	Vertical Siding

Interior

Interior	Tile
Appliances	Barbecue, Dishwasher, Disposal, Gas Oven, Microwave, Range, Refrigerator, Range Hood, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas
# of Stories	3
Stories	Multi/Split

Additional Information

Date Listed	November 7th, 2024
Days on Market	39
Zoning	LARD3
Short Sale	N
RE / Bank Owned	N

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