

\$8,800,000 - 830 Manning Avenue, Los Angeles

MLS® #24461485

\$8,800,000

5 Bedroom, 5.00 Bathroom, 4,342 sqft
Residential on 0 Acres

N/A, Los Angeles,

Extraordinary Tennis Court Property rarely found in the highly regarded area of prestigious Little Holmby! This exceptional Mediterranean residence is sited on an unusually grand amount of land...just under 20,000 square feet across two distinct, flat parcels. Its timeless elegance and prime location represent a significant opportunity for discerning buyers seeking a very distinguished home. Upon entry, one is welcomed by a grand foyer and an impressive sweeping staircase. The gourmet kitchen is equipped with a central peninsula, a Sub-Zero refrigerator, double ovens and a warming oven, all of which connect seamlessly to a sunlit breakfast/family room. Expansive floor-to-ceiling windows in this area provide a view of a very rarely found north-south tennis court. The living room, designed for gracious entertaining, features a gas burning fireplace and architecturally-appealing arched windows with wooden shutters. The formal dining room offers picturesque views of lush greenery. The large, yet cozy, informal den/library is ideal for quiet time or for enjoying your favorite television shows. A bedroom and bath off the kitchen area and a powder bath off the foyer complete the downstairs floorplan. Upstairs, there are four spacious bedrooms including the very private primary suite. It includes a luxurious bath complete with dual sinks, a spa tub, separate shower and a vast walk-in closet. Additional amenities of this expansive and secluded property include dual zone A/C, red



oak hardwood flooring and custom carpeting. The outdoor space features a tennis court, a private swimming pool and a spa complete with exercise jets as well. There's a brick-clad patio right off the kitchen complete with a barbecue area, perfect for outdoor dining, lounging and cheering on the tennis game...the ideal spot for enjoying California's relaxed indoor/outdoor lifestyle. Close proximity to UCLA, Westwood Village, Beverly Hills, Century City and Santa Monica and to all the shopping and dining each area affords. Also, this special property feeds into the very-well-regarded Warner Avenue Elementary District. Here's a unique opportunity for those seeking a refined and luxurious experience. This property includes APNs 4360-013-008 and 4360-013-009. Public records shows 4,071 interior square footage and another professional measurement shows 4,342 interior square footage. Neither Seller nor Brokers nor their Agents make any representation as to either number's accuracy. Floorplans are in "DOCS"

Built in 1928

Essential Information

MLS® #	24461485
Price	\$8,800,000
Bedrooms	5
Bathrooms	5.00
Full Baths	1
Half Baths	2
Square Footage	4,342
Acres	0.46
Year Built	1928
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed

Listing Agent	Laurence Young
Listing Office	Berkshire Hathaway HomeServices California Properties

Community Information

Address	830 Manning Avenue
Area	C05 - Westwood - Century City
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90024

Amenities

Parking Spaces	5
Parking	Carport, Driveway
Garages	Carport, Driveway
View	Park/Greenbelt, Trees/Woods, Pool
Has Pool	Yes
Pool	In Ground, Heated, Private

Exterior

Exterior	Wood Siding, Stucco
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Yard
Windows	French/Mullioned
Construction	Wood Siding, Stucco
Foundation	Raised

Interior

Interior	Carpet, Wood
Interior Features	Crown Molding, High Ceilings, Multiple Staircases, Walk-In Closet(s), Chair Rail, Dry Bar, Paneling/Wainscoting
Appliances	Barbecue, Double Oven, Dishwasher, Gas Cooktop, Disposal, Refrigerator, Range Hood, Dryer, Washer, Built-In, Warming Drawer
Heating	Central
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

Additional Information

Date Listed	November 7th, 2024
Days on Market	84
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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