

\$14,995,000 - 2447 Arbutus Drive, Los Angeles

MLS® #24468083

\$14,995,000

6 Bedroom, 12.00 Bathroom, 7,700 sqft
Residential on 0 Acres

N/A, Los Angeles,

An architectural triumph in Brentwood's exclusive Mandeville Canyon, this newly completed estate rests on a 13,939 SF lot, commanding breathtaking, uninterrupted views of the San Gabriel Mountains and city. Seamlessly harmonizing with its tranquil natural surroundings, this six-bedroom, twelve-bathroom residence has been masterfully curated to balance grand-scale entertaining with intimate tranquility, showcasing bespoke design and unrivaled craftsmanship at every turn. The journey begins with the soothing sounds of a garden water feature, along a stone-paved entry framed by lush tropical greens and the seclusion of gated privacy. A dramatic, ceiling-height pivot door and beautifully wood-paneled floating staircase transcend elegance, as you step into the open floor plan, where floor-to-ceiling windows and expansive pocket doors effortlessly connect the indoors with the outdoors. This resort-like retreat leaves the bustle of Los Angeles behind, with the formal living room and custom fireplace flowing into the dining room and a poolside patio perfectly suited for both intimate gatherings and grand entertaining. Adjacent to the family room, the heart of the home reveals a chef's kitchen, featuring an Ilve Majestic range and oven, a work of art in its own right alongside a Wolf appliance suite, a glass-door Monogram refrigerator, and a Sub-Zero wine fridge. A breakfast dining nook and a cozy lounge with its own fireplace



extend the warmth of this space, leading to a grassy patio complete with an outdoor kitchen, BBQ, and bar. Hanging greenery cascading over balconies enhances the home's organic architectural character, while panoramic pocket doors frame breathtaking hillside and mountain vistas. A sparkling infinity edge pool/spa and skillfully conceived landscaping make this remarkable residence feel like a private oasis. Upstairs, vaulted ceilings crown a landing that opens to a spacious balcony. Each bedroom boasts gorgeously crafted, Belgian wall treatments, while an office and additional guest bedroom share a large patio that offers uninterrupted hillside views. The primary suite is an indulgent escape with a stone fireplace, an expansive walk-in closet, and dual bathrooms featuring a soaking tub, a white rose quartz rainfall shower, and a personal viewing terrace that feels sky-high. The lower level is dedicated to wellness and entertainment. A glass-encased fitness studio and a spa-inspired wellness room include a steam shower, sauna, and spacious massage area. A private guest suite opens to a large terrace with room for a game table and lounge, while a glass-enclosed wine room and regal library/office add a sense of incomparable opulence. A massive screening room with a custom-built bar completes this level, creating a haven for relaxation and leisure. Other notable features include a 3-car garage, ample storage throughout, and a convenient elevator providing easy access to all levels of the home. This property's exceptional design is matched only by its prime location in Brentwood's prestigious Mandeville Canyon, within close proximity to the Westside's best school districts, shopping, dining and nightlife. A truly one-of-a-kind marvel, elevated even further by the current owner's impeccable taste and artful design choices.

Built in 2021

Essential Information

MLS® #	24468083
Price	\$14,995,000
Bedrooms	6
Bathrooms	12.00
Full Baths	10
Half Baths	2
Square Footage	7,700
Acres	0.32
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	Alexis Perry
Listing Office	Carolwood Estates

Community Information

Address	2447 Arbutus Drive
Area	C06 - Brentwood
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90049

Amenities

Parking	Garage, Concrete, Door-Multi, Gated
Garages	Garage, Concrete, Door-Multi, Gated
View	Hills, Canyon, City Lights, Mountain(s), Panoramic, Pool
Has Pool	Yes
Pool	In Ground
Security	Gated Community, Security Gate

Interior

Interior	Stone, Wood
Interior Features	Walk-In Pantry, Walk-In Closet(s), Utility Room, Wine Cellar
Appliances	Dishwasher, Barbecue, Dryer
Heating	Central
Cooling	Central Air

Fireplace	Yes
Fireplaces	Den, Kitchen, Living Room
# of Stories	3
Stories	Multi/Split

Additional Information

Date Listed	December 2nd, 2024
Days on Market	7
Zoning	LARE15
Short Sale	N
RE / Bank Owned	N

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