

\$2,795,000 - 2286 Canyonback Road, Los Angeles

MLS® #25475985

\$2,795,000

4 Bedroom, 4.00 Bathroom, 3,535 sqft

Residential on 5 Acres

Mountaingate, Los Angeles,

Mountaingate in Brentwood - Discover park-like tranquility and unmatched value! Sensational Views welcomes you to this rarely found 4BR 3.50 BA with one of the most breathtaking settings in LA! Overlooking panoramic 180' City, Fairway and Mountain Views, this premiere location is beautifully sited along the north golf course of the Mountaingate Country Club. Warm and inviting with apprx. 3535sqft, the expansive floorplan flows directly to a beautiful backyard featuring sweeping vistas of rolling green fairways, majestic mountain ranges and sparkling downtown city lights. The large backyard is filled with gardens, specimen Palm trees, patio spaces, BBQ, soothing fountain and ample areas to enjoy. Wood floors, crown moldings, skylights and French doors are featured throughout. A private courtyard entry brings you to an impressive center hall that opens into a luxurious Living Room, comfy Den and huge Dining Room that seamlessly flow together in unison. An exquisite custom finished onyx bar combines the Living and Dining rooms for gracious entertaining. The well-designed, remodeled kitchen includes a center-island eating area, 2 dishwashers, top-line appliances and front-facing views into the charming front courtyard and the hillsides beyond. Custom, wrought-iron stairwell leads you to a bright upstairs with a large hall overlooking fabulous sunsets. Very serene & spacious, the main bedroom features glorious views, fireplace, great scale & volume with



high ceilings. You'll love the main bath overlooking scenic views customized with a golf-inspired shower door, together with ample walk-in closet. The 2nd ensuite bedroom upstairs looks over the front views, and the 3rd upstairs bedroom with balcony is currently used as an office and is easily converted back to a full bedroom. Downstairs, the 4th bedroom is great for guests or staff. A finely appointed powder room, double-attached garage, and tons of extra attic storage spaces completes this charming home. Located in the highly acclaimed Roscomare school district. The Crown Villas on Canyonback Road features extensive security measures with 24HR on-site security patrol, HOA alarm monitoring, 24HR camera surveillance, an evening virtual gate system, plus the dues include weekly trash can services, roof coverage, exterior paint maintenance, common area landscaping, and resort-like amenities with lighted tennis courts, beautiful pool, spa, lush grounds and wide, flat, well-lit street for easy pet-walking.

Mountaingate in Brentwood is known for its park-like ambiance and top-notch security, glorious hiking trails embrace you with the majestic Santa Monica Mountains. Optional Memberships to the Mountaingate Country Club with Dining, Golf and Tennis memberships (contact MGCC for membership details). Close to the Westside's finest dining and shopping, UCLA, USC, The Getty Center, LA's famous beaches, and all the great amenities of the sunny California life!

Built in 1986

Essential Information

MLS® #	25475985
Price	\$2,795,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	3,535
Acres	5.46
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Tania Ferris
Listing Office	Coldwell Banker Realty

Community Information

Address	2286 Canyonback Road
Area	C06 - Brentwood
Subdivision	Mountaingate
City	Los Angeles
County	Los Angeles
Zip Code	90049

Amenities

Amenities	Pool, Spa/Hot Tub, Tennis Court(s), Trail(s)
Parking Spaces	2
Parking	Door-Multi, Garage
# of Garages	2
Garages	Door-Multi, Garage
View	Golf Course, Mountain(s), Canyon, City Lights, Panoramic
Has Pool	Yes
Pool	Community, Heated, Association
Security	24 Hour Security

Interior

Interior	Carpet, Wood
Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Refrigerator, Barbecue
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas

# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	January 2nd, 2025
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Days on Market	153
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Zoning	LARE40
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Short Sale	N
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RE / Bank Owned	N
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