

# **\$21,995,000 - 13961 Aubrey Road, Beverly Hills**

MLS® #25476773

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**\$21,995,000**

6 Bedroom, 9.00 Bathroom, 11,925 sqft  
Residential on 1 Acres

N/A, Beverly Hills,

Welcome to an exquisite residence within the prestigious gated community of Mulholland Estates a home where elegance and refinement are not merely features, but a way of life. This Tuscan-inspired villa, designed by the celebrated Dean Larkin, AIA, is an ode to timeless sophistication, set upon a double lot, the sixth largest and one of the most coveted in the community. The estate offers unparalleled privacy and breathtaking panoramic views of city lights and the San Gabriel Mountains, surrounded by lush mature landscaping, topiary gardens, and tranquil water features, creating a peaceful and secluded sanctuary. As you enter through the large cobblestone motor court, the home's palatial interiors begin with a grand entry foyer, crowned by a breathtaking Swarovski crystal chandelier, that sets the tone for the scale and volume that define this residence. Tall archways, glowing sconces, and limestone floors guide you through the formal living spaces, where stone fireplaces and French doors open directly to the expansive outdoor grounds. The brand new chef's kitchen is a masterpiece of form and function, equipped with porcelain slab countertops, top-tier appliances, including three Sub-Zeros, and a dining area that flows effortlessly into the family room, perfect for intimate gatherings. An elegant formal dining room and a wood-paneled library embody the essence of classic luxury, while the game/theater room with a wet bar and soaring 20-foot beamed



ceilings provides a space for relaxation and entertainment. Ascending to the upper level, the primary suite offers a haven of unparalleled luxury. A stone fireplace sitting lounge overlooks the endless valley vistas, while the spacious balcony and immaculate onyx bathroom complete with heated floors, dual vanities, large shower, and a soaking tub framed by bay windows invite you to unwind in supreme comfort. The outdoor spaces are nothing short of a private paradise. An infinity pool and jacuzzi, set against the dazzling backdrop of Los Angeles, are accompanied by an outdoor kitchen, al fresco dining area under an iron pergola, and multiple seating lounges, all designed for the art of entertaining. Additional amenities include an elevator, gym, two laundry rooms, and a temperature-controlled wine room. This estate is not just a home, but a retreat, offering the perfect balance of luxury, privacy, and convenience in one of Los Angeles' most sought-after communities.

Built in 2008

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 25476773                |
| Price          | \$21,995,000            |
| Bedrooms       | 6                       |
| Bathrooms      | 9.00                    |
| Full Baths     | 9                       |
| Square Footage | 11,925                  |
| Acres          | 1.09                    |
| Year Built     | 2008                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Mediterranean           |
| Status         | Closed                  |
| Listing Agent  | James Harris            |
| Listing Office | Carolwood Estates       |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 13961 Aubrey Road               |
| Area        | C02 - Beverly Hills Post Office |
| Subdivision | N/A                             |
| City        | Beverly Hills                   |
| County      | Los Angeles                     |
| Zip Code    | 90210                           |

## Amenities

|          |                          |
|----------|--------------------------|
| Parking  | Driveway, Gated          |
| Garages  | Driveway, Gated          |
| View     | City Lights, Mountain(s) |
| Has Pool | Yes                      |
| Pool     | In Ground                |

## Interior

|                   |  |
|-------------------|--|
| Interior          | Wood, Stone                                    |
| Interior Features | Walk-In Closet(s), Walk-In Pantry, Wine Cellar |
| Appliances        | Dishwasher, Disposal, Dryer, Washer, Microwave |
| Heating           | Central  |
| Cooling           | Central Air                                    |
| Fireplace         | Yes  |
| Fireplaces        | Living Room, Outside                           |
| Stories           | Two  |

## Additional Information

|                 |                   |
|-----------------|-------------------|
| Date Listed     | January 7th, 2025 |
| Days on Market  | 258               |
| Zoning          | LARE15            |
| Short Sale      | N                 |
| RE / Bank Owned | N                 |

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