

\$11,775,000 - 13209 Dobbins Place, Los Angeles

MLS® #25479475

\$11,775,000

6 Bedroom, 8.00 Bathroom, 9,139 sqft
Residential on 0 Acres

N/A, Los Angeles,

Just completed architectural marvel embodies the essence of the the California Modern aesthetic in a peaceful Brentwood cul-de-sac moments from the Riviera Country Club. Impressive in scale and design, the extraordinary 9,139 square-foot residence combines luxurious comforts with natural elements like honed stone surfaces, bespoke millwork, and seamless indoor-outdoor living. The inviting main level gleams with radiant natural light from large windows and retractable glass walls flowing into a private, hedge-lined backyard. Ideally equipped for grand events or intimate gatherings, the great room features a living area centered on a floor-to-ceiling travertine fireplace, a gourmet kitchen with double islands, Thermador appliances, custom cabinetry, and a butler's pantry, and the dining room with a wet bar. A chic glass-enclosed office, guest suite, and powder bath complete the main level. Subtle yet striking, the stairway is lined by two-story windows and set beneath robust wood-beamed ceilings. Ascend to a family room with balcony access and four bedroom suites, inclusive of the primary sanctuary. Achieve repose amongst the primary suite's distinctive features like the stone fireplace, personal wet bar, expansive custom closet, and spa-like bathroom. A versatile combination of entertaining space and a lavish wellness retreat, the lower level offers a temperature-controlled wine room with a custom bar, a lounge, a movie theater, a gym,



and a home spa with a meticulously crafted sauna and steam room. Outside, thoughtfully curated landscaping including a fairytale-like smoke tree, mature olive tree, tall hedging, and natural grasses extend the refined interior design outdoors. Revel in California's eternal sunshine or dine al fresco beside the sparkling pool, spa, and built-in outdoor kitchen. Other notable features include state-of-the-art home tech with the home automation system, smart thermostats, solar system, and surround sound, along with service quarters, dual laundry rooms, and an attached two-car garage. Supremely located in the Westside's most coveted neighborhood, residents enjoy convenient access to Riviera Country Club, Brentwood Country Mart, Palisades Village, and the beach. Refined in style and unparalleled in craftsmanship, this timeless California Modern residence presents the rare opportunity to step outside of the ordinary and realize the dream Westside lifestyle.

Built in 2024

Essential Information

MLS® #	25479475
Price	\$11,775,000
Bedrooms	6
Bathrooms	8.00
Full Baths	6
Half Baths	2
Square Footage	9,139
Acres	0.23
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	F. Ron Smith
Listing Office	Compass

Community Information

Address	13209 Dobbins Place
Area	C06 - Brentwood
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90049

Amenities

Parking Spaces	5
Parking	Driveway, Garage, Side By Side, Direct Access, Door-Multi
# of Garages	2
Garages	Driveway, Garage, Side By Side, Direct Access, Door-Multi
View	City Lights
Has Pool	Yes
Pool	In Ground, Waterfall

Exterior

Exterior	Stucco, Wood Siding
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Yard, Secluded
Windows	Double Pane Windows
Roof	Metal, Other
Construction	Stucco, Wood Siding

Interior

Interior	Wood
Interior Features	Beamed Ceilings, Wet Bar, Breakfast Bar, Cathedral Ceiling(s), High Ceilings, Open Floorplan, Recessed Lighting, Walk-In Pantry, Walk-In Closet(s), Bar, Dressing Area, Smart Home, Storage, Two Story Ceilings, Utility Room, Wine Cellar
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer, Barbecue, Built-In, Convection Oven, Double Oven, Range
Heating	Central, Fireplace(s), Solar
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	3
Stories	Three Or More

Additional Information

Date Listed	January 10th, 2025
Days on Market	17
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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