

# \$12,985,000 - 15427 Milldale Drive, Los Angeles

MLS® #25481285

**\$12,985,000**

6 Bedroom, 7.00 Bathroom, 8,004 sqft

Residential on 1 Acres

N/A, Los Angeles,

Welcome to 15427 Milldale Drive, a just completed 'Modern Farmhouse' estate blending luxury, style, and comfort. The home was designed and built with strict fire safety in mind. The home uses all steel stud construction and noncombustible exteriors with no eave overhangs, a metal roof and a fully automated fire sprinkler system hooked into a monitored security alarm with city fire hydrant at the bottom of the driveway. Enter through a gated driveway leading to a large motor court, ideal for car collectors. This expansive, approximately 8,000 sq. ft. home sits on a gorgeous 31,240 sq. ft. mostly flat lot, with 6 spacious bedrooms and 7 bathrooms, ensuring privacy and convenience for family and guests. The beautifully landscaped grounds offer stunning canyon views. The interior has, 12-inch-wide Spanish oak floors and soaring vaulted ceilings made from Yukari hardwood create a luxurious atmosphere. Large sliding Fleetwood doors flood the home with natural light, creating an indoor / outdoor living environment. A striking limestone 'spine wall' adds a unique touch of elegance. Smart home technology is integrated throughout offering complete customization of systems for a tailored living experience. The home includes a solar panel system, four-zone HVAC, security cameras, and tankless water heaters to ensure modern convenience. The first floor boasts a 16-foot glass entry with views of the backyard and pool, leading into an open floor plan with a cathedral ceiling. The



chef's kitchen is equipped with top-of-the-line appliances, rift-cut oak cabinetry, and marble countertops. Adjacent, the formal dining room comfortably seats 14 or more guests and features stylish built-in buffet cabinets and wine storage. The media room boasts a 98-inch flat screen tv and surround sound making it a retreat to unwind. A main-floor guest suite opens to the pool, while an additional bedroom offers flexibility, ideal as a home office or accommodation for live-in help. Upstairs, the primary bedroom retreat includes a fireplace, living area, and an expansive deck with a fire pit overlooking the backyard. The ensuite spa-like bath features custom stone sinks, a soaking tub, a steam shower, and a dry sauna with treetop views. This 'primary' wing boasts an additional ensuite bedroom that would be ideal as a nursery or upstairs office. Two additional upstairs ensuite bedrooms are located in the opposite wing, one includes a second deck with the same stellar views. Upstairs includes yet another bonus room, perfect to utilize as a playroom, gym, craft room or anything you can imagine. The backyard is a private oasis with two patio areas, one with an outdoor kitchen perfect for alfresco dining, and the other with a poolside fireplace and TV great for entertaining. The large pool includes a lap lane, spa, and an outdoor shower for added convenience. Mature trees and new landscaping enhance the serene canyon views. A three-car garage with electric car hookups completes this stunning property, conveniently located near the Westside, Valley, and Southern California amenities. This is a rare offering!

Built in 2025

## Essential Information

MLS® #	25481285
Price	\$12,985,000

Bedrooms	6
Bathrooms	7.00
Full Baths	2
Half Baths	1
Square Footage	8,004
Acres	0.72
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Steven Moritz
Listing Office	Sotheby's International Realty

## Community Information

Address	15427 Milldale Drive
Area	C04 - Bel Air - Holmby Hills
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90077

## Amenities

Parking Spaces	10
Parking	Garage, Controlled Entrance, Direct Access, Door-Multi, Electric Gate, Garage Door Opener, Guest
# of Garages	3
Garages	Garage, Controlled Entrance, Direct Access, Door-Multi, Electric Gate, Garage Door Opener, Guest
View	Mountain(s), Canyon, City Lights, Hills
Has Pool	Yes
Pool	Pool Cover
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Detection System, Fire Sprinkler System, Gated Community, Security Gate

## Exterior

Exterior	Stucco, Stone
Exterior Features	Rain Gutters
Lot Description	Back Yard, Landscaped, Lawn
Windows	Double Pane Windows

Roof	Metal
Construction	Stucco, Stone
Foundation	Slab

## Interior

Interior	Wood
Interior Features	Breakfast Bar, Eat-in Kitchen, Beamed Ceilings, Cathedral Ceiling(s), Dressing Area, High Ceilings, Intercom, Multiple Staircases, Open Floorplan, Pull Down Attic Stairs, Recessed Lighting, Smart Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Barbecue, Built-In, Convection Oven, Double Oven, Dryer, Gas Cooktop, Vented Exhaust Fan, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Living Room, Outside
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	January 13th, 2025
Days on Market	79
Zoning	LARE15
Short Sale	N
RE / Bank Owned	N

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