

# \$10,295,000 - 13162 Boca De Canon Lane, Los Angeles

MLS® #25501329

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## \$10,295,000

4 Bedroom, 5.00 Bathroom, 6,036 sqft  
Residential on 1 Acres

N/A, Los Angeles,

As you enter the property through a discreet gate, you are immediately drawn to the natural elements of this special home. The sound of running water from a stream provides a sense of calm. Sunlight cascades through the trees and draws your attention to the clean lines and beauty of 13162 Boca de Canon. The newly plastered interior walls create warmth and texture, while natural quartzite stone flooring, beautiful wooden beams, and walls of glass accented with dramatic skylights blur the transition between inside and out. The front living room is breathtaking. Olive trees flank a gorgeous wood burning fireplace and stone mantle. The seamless transition from the living room to outdoor entertaining spaces further enhances the connection to nature. This thoughtfully renovated home offers four spacious bedrooms and an additional bonus room that can be used for fitness, work or play. The reimagined primary was designed with the intention of providing the ultimate space for wellness and relaxation. The private terrace and wood burning fireplace are simply magical to experience in the evenings. The primary bathroom features a large walk-in shower with floor to ceiling onyx walls, and a custom Nordica Sauna with salt therapy. Yoga in the wood paneled bonus room off of the primary is an absolute treat. Nurtured Nests, a renowned healthy home design and environmental consulting company, worked with the current owners to realize their dream of transforming the home into a sanctuary of health and



wellness for their family. An ultra-filtration water system was installed to provide high quality water with high flow contaminate removal and whole house water filtration conditioner. Outside, enjoy various outdoor living spaces, meandering pathways that lead you to breathtaking views, cozy built-in sitting areas, an outdoor kitchen and dining room, and a gorgeous pool with spa and Baja shelf. A magical retreat, just moments away from all that the Westside has to offer.

Built in 1989

**Essential Information**

MLS® #	25501329
Price	\$10,295,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	6,036
Acres	0.78
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Tara Rodgers
Listing Office	Compass

**Community Information**

Address	13162 Boca De Canon Lane
Area	C06 - Brentwood
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90049

**Amenities**

Parking Spaces	6
Parking	Door-Multi, Garage
Garages	Door-Multi, Garage
View	Mountain(s), Trees/Woods
Waterfront	Stream
Has Pool	Yes
Pool	Heated, Pool Cover, Private, Waterfall
Security	Gated Community

## Exterior

Exterior	Plaster
Exterior Features	Fire Pit
Windows	Skylight(s)
Construction	Plaster

## Interior

Interior	Stone
Interior Features	Bar, Furnished, High Ceilings, Recessed Lighting, Walk-In Closet(s), Walk-In Pantry, Wine Cellar
Appliances	Dryer, Washer, Barbecue, Dishwasher, Disposal, Double Oven, Gas Cooktop, Gas Oven, Microwave, Range Hood, Refrigerator, Warming Drawer, Water Purifier
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Dining Room, Family Room, Gas, Kitchen, Living Room, Outside, Wood Burning
Stories	Three Or More

## Additional Information

Date Listed	February 21st, 2025
Days on Market	66
Zoning	LARE40
Short Sale	N
RE / Bank Owned	N

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